

872 HARRISBURG PIKE

CARLISLE, PA 17013



±2,333 SF • FOR LEASE



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

872 Harrisburg Pike is a 2,500 square foot freestanding building located in the heart of Carlisle, PA and ideally positioned with easy access to all major travel routes, which include Route 74, Route 11, Route 34, Interstate 81, and the PA Turnpike. Carlisle is a borough in and is the county seat of Cumberland County, known for being one of the fastest growing counties in PA. Traffic generators in the area include Historic Downtown Carlisle, the US Army War College and US Army Heritage Center, Carlisle Fairgrounds famous for their car shows, Dickson College, UPMC hospital, and Giant Food Headquarters. This is a great opportunity for a retail or office users to join this growing community.

| DEMOGRAPHICS | 5 MILE | 7 MILE | 10 MILE |
|--------------|-----------|-----------|-----------|
| POPULATION | 53,446 | 72,048 | 126,100 |
| EMPLOYEES | 22,484 | 27,412 | 42,828 |
| AVERAGE HHI | \$101,658 | \$101,578 | \$118,289 |
| HOUSEHOLDS | 21,638 | 29,143 | 50,544 |



CARLISLE FAIRGROUNDS



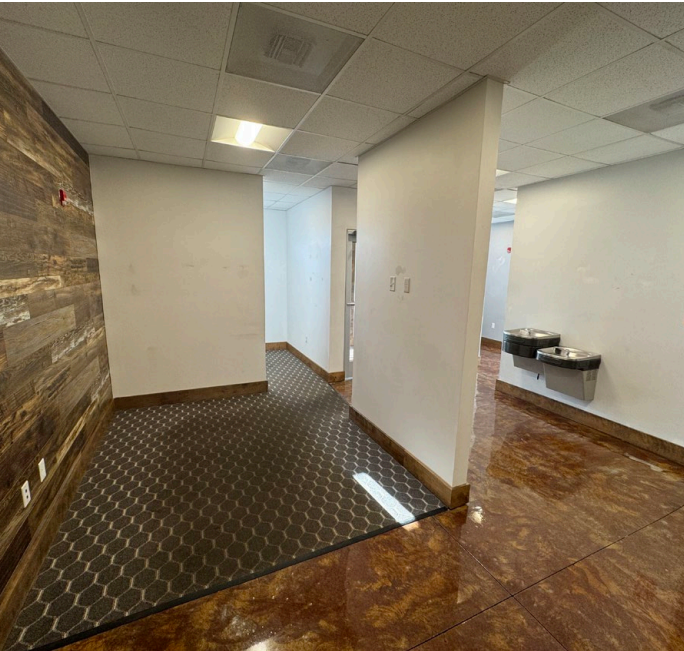
SITE



HARRISBURG PIKE: 13,000 VPD
(TURNPIKE) I-76: 58,000 VPD
I-81: 109,000 VPD



INTERIOR PHOTOS



MARKET OVERVIEW



CARLISLE FAIRGROUNDS

SHEETZ

Comfort INN

SITE

CARLISLE HIGH SCHOOL

Auto Zone

CARLISLE BARRACKS

DICKINSON COLLEGE

DOLLAR TREE

THE POINT AT CARLISLE PLAZA

LOWE'S

Dunham's

SHEETZ

CARLISLE COMMONS

- Walmart
- FIREHOUSE SUBS
- Chick-fil-A
- TRACTOR SUPPLY CO.
- AT&T
- Panera BREAD
- TJ-maxx
- Sport Clips
- CHIPOTLE
- Staples
- MATTRESS Warehouse
- GameStop

FAMILY DOLLAR

DUNKIN'

RED ROBIN

DQ

CVS pharmacy

GIANT

Wendy's

TACO BELL

±109,000 VPD

CARLISLE CROSSING

- Target
- DOLLAR TREE
- STARBUCKS
- PETSMART
- KOHL'S
- FIVE BELOW
- ALDI
- Michael's
- HARBOR FREIGHT TOOLS
- MATTRESS FIRM

STONEHEDGE SQUARE

GIANT Great Clips
The UPS Store

THE HOME DEPOT

pepperoni

UPMC

planet fitness

Applebee's

Holiday Inn Express

SHEETZ

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Ashlee Lehman

alehman@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

