

CARLISLE PIKE COMMERCIAL DEVELOPMENT

CARLISLE PIKE / HEMPT ROAD • MECHANICSBURG, PA • 17055



CUMBERLAND VALLEY
HIGH SCHOOL
3,114 students

±23,000 VPD

CVS
pharmacy

INFINITI

TOYOTA

LEXUS

COSTCO
WHOLESALE

**PAD SITES
FOR SALE/LEASE**



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE | GARY RUSSELL
FOR MORE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

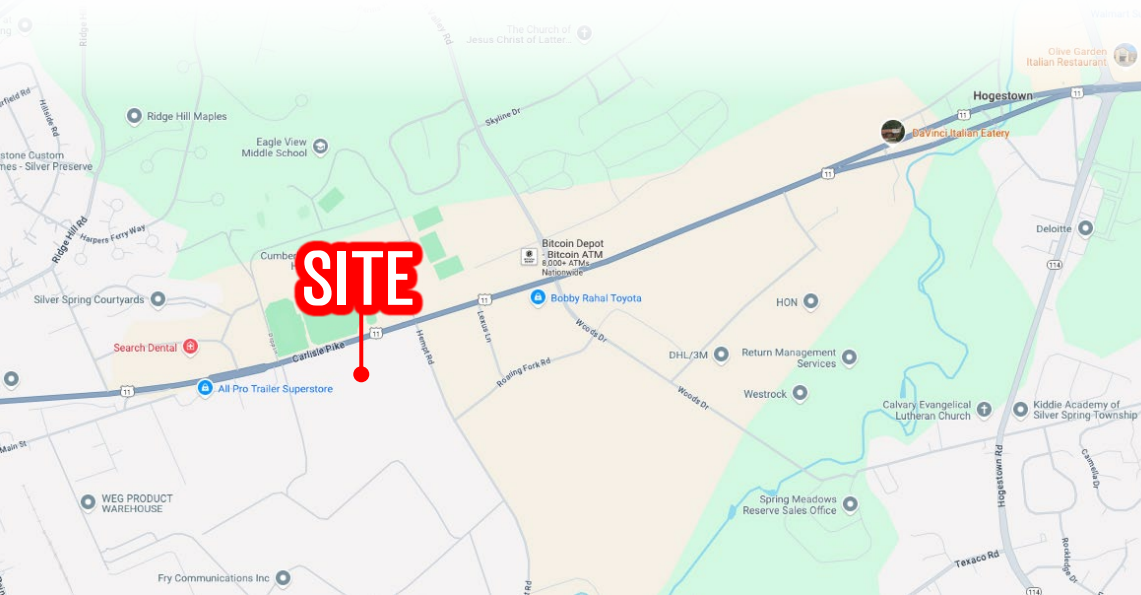
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This ±22.6-acre development presents a premier opportunity along Carlisle Pike in Mechanicsburg, PA— the region’s most active retail and commercial corridor. Boasting exceptional visibility and frontage on Carlisle Pike, which experiences traffic volumes exceeding 23,000 vehicles per day, the property offers two signalized access points, ensuring convenient ingress and egress.

Positioned within a dynamic, master-planned development, the site is surrounded by over 2 million square feet of industrial space, more than 650 planned townhomes and apartments, and the future campus of Silver Spring Township. The location is directly across from Cumberland Valley High School and adjacent to the newly developed Costco Wholesale Club, making it a highly strategic and sought-after destination for future commercial uses.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
 POPULATION	52,590	138,854	239,951
 EMPLOYEES	24,973	59,402	144,771
 AVERAGE HHI	\$134,612	\$127,283	\$114,365
 HOUSEHOLDS	24,769	56,182	108,219



NEW DEVELOPMENT

SILVER SPRING COMMONS

Walmart

VCF VALUE CITY FURNITURE

sam's club

GameStop

CUMBERLAND VALLEY
HIGH SCHOOL

3,114 students

EAGLE VEIW
MIDDLE SCHOOL

1,158 students

SILVER SPRING
ELEMENTARY SCHOOL

516 students

COSTCO
WHOLESALE

CVS
pharmacy

Audi

Jeep

PORSCHE

GIANT
Arbys

SHEETZ

Fulton Bank

meineke

TACO BELL

enterprise

KFC

Olive Garden

CARMAX

BAGEL BOUTIQUE

SUBARU

ppl

HON CO.

WESTROCK

PEGASUS LOGISTICS GROUP

DHL/3M

NEW TOWNSHIP
CAMPUSES

432 APARTMENTS
250 TOWNHOUSES

SITE

UPMC

NAPA

AMERICAN
WIRE GROUP

New
Kingstown
WEG PRODUCT
WAREHOUSE

WHIRLPOOL
FACILITY

3 BUILDINGS

±2,000,000 SF
WAREHOUSE SPACE
APPROVED

2025 GROUND
BREAKING

OPEN SPACE

- AVAILABLE
- RESIDENTIAL
- INDUSTRIAL
- MUNICIPAL



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CONCEPTUAL PLAN



COSTCO
WHOLESALE



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COMMERCIAL BROKERAGE. *Redefined.*

MARKET OVERVIEW

CUMBERLAND VALLEY HIGH SCHOOL
3,114 students

SITE

SILVER SPRING COMMONS

Walmart
VCF VALUE CITY FURNITURE
sam's club
GameStop

SILVER SPRING SQUARE

Target
Wegmans
ROSS DRESS FOR LESS
WELLS FARGO
ULTA
OLD NAVY
petco
LANE BRYANT
crumbl cookies
J.CREW
LL Bean
Moe's southwest grill
AT&T

BELTWAY TOWNE CENTRE (COMING SOON)

B's
crave
STRETCH ZONE
T Mobile
honeygrow
SHAKE SHACK
CAVA
CANE'S
PANDA EXPRESS

SHEETZ
GIANT

Advance Auto Parts
KOHLS

ALDI

TRINDLE RUN CENTER

Starbucks
PIVOT PHYSICAL THERAPY
pure barre
the Vitamin Shoppe
Freshie
Jordan's

Great Clips
Panera

Wendy's
McDonald's

MONRO
Denny's

Pepp Boys
SHEETZ

Cloud 9 CAR WASH
Pope John's

Lowes

HAMPDEN COMMONS

HOBBY LOBBY
Durlington
PETSMART
Ashley HOMESTORE
Marshall's
HomeGoods
WALCH
OLIE'S

TJ-maxx

WAYBACK
CARRABBA'S ITALIAN GRILL
PLATO'S
SKY ZONE

COSTCO WHOLESALE

Pennsylvania Tpke (Toll road)



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RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. Redefined.

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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INVESTMENT
SALES

PROPERTY
MANAGEMENT

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION



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.

