

CARLISLE PIKE COMMERCIAL DEVELOPMENT

CARLISLE PIKE / HEMPT ROAD • MECHANICSBURG, PA • 17055



±22.6 ACRES

CUMBERLAND VALLEY
HIGH SCHOOL

3,114 students

±23,000 VPD

**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



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.



CUMBERLAND VALLEY HIGH SCHOOL

3,114 students



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

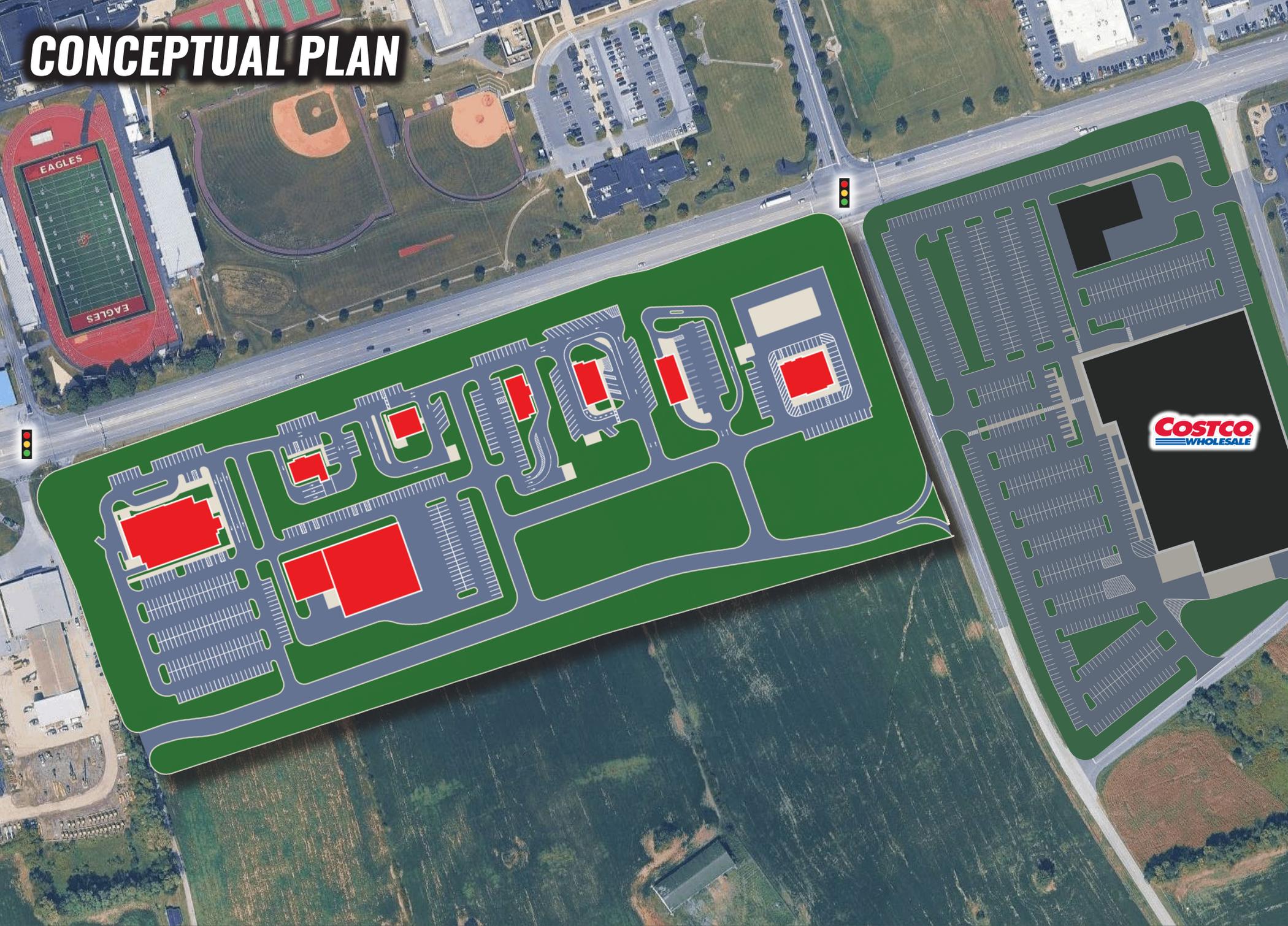


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CONCEPTUAL PLAN



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MARKET OVERVIEW

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3,114 students

SITE

SILVER SPRING COMMONS

Walmart
sam's club
VCF VALUE CITY FURNITURE
GameStop

SILVER SPRING SQUARE

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

BELTWAY TOWNE CENTRE (COMING SOON)

B.I's crave
STRETCH ZONE
T Mobile
honeygrow
SHAKE SHACK
CAVA
7-Eleven
Cane's
PANDA EXPRESS

GIANT

KOHL'S

TRINDLE RUN CENTER

Starbucks
PIVOT PHYSICAL THERAPY
pure barre
the Vitamin Shoppe
Freshly

HAMPDEN COMMONS

HOBBY LOBBY
Durlington
PETSMART
Ashley HOMESTORE
Marshalls
HomeGoods
BRACH'S
OLIE'S OUTLET

TJ-maxx

WAYBACK BURGERS
SKY ZONE
Sushi Heaven
CARRABBA'S ITALIAN GRILL
PLATO'S COSET

COSTCO WHOLESALE

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

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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.

