

CARLISLE PIKE COMMERCIAL DEVELOPMENT

CARLISLE PIKE / HEMPT ROAD • MECHANICSBURG, PA • 17055



FOR SALE



GARY RUSSELL | BRAD ROHRBAUGH | CHAD STINE

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

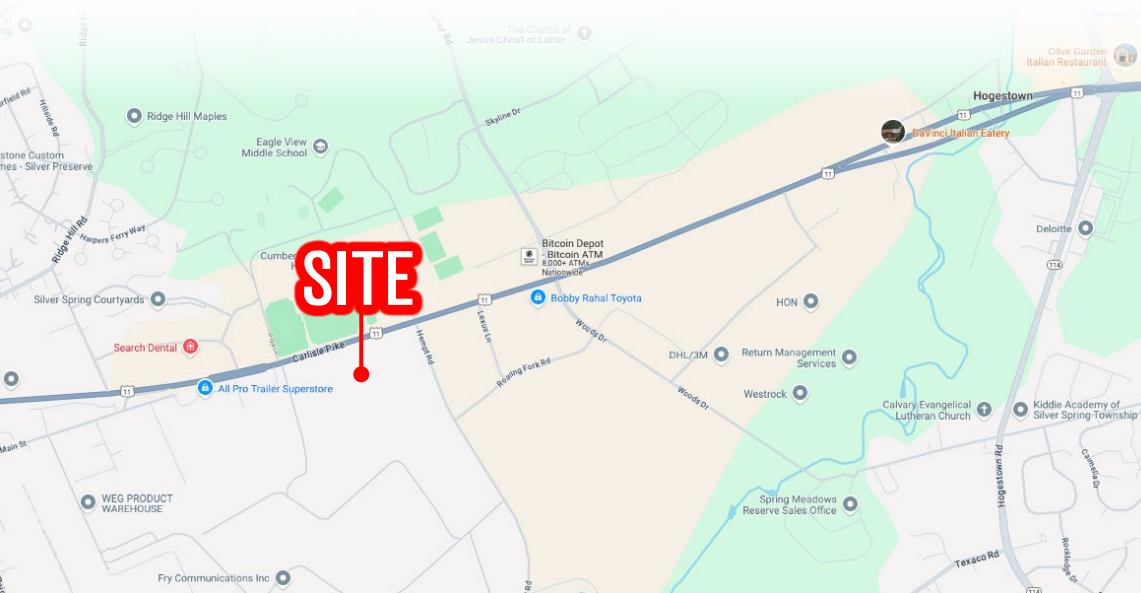






COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This ±22.6-acre parcel presents a premier commercial development 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



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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

COMING SOON
Costco
WHOLESALE

UPMC

SITE

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

432 APARTMENTS
250 TOWNHOUSES

NEW TOWNSHIP
CAMPUSES

DHL/3M

WESTROCK

PEGASUS LOGISTICS
GROUP

HON CO.

GIANT

Arbys

Hogestown

KFC

CARMAX

BAGEL BOUTIQUE

Olive
Garden

TACO BELL

meineke

enterprise

Fulton Bank

LISTENING IS JUST THE BEGINNING

- AVAILABLE
- RESIDENTIAL
- INDUSTRIAL
- MUNICIPAL



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RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

MARKET OVERVIEW



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
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REPRESENTATION

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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.

