

WATERFORD DR & LEGEND LN

MECHANICSBURG, PA | 17055

±±0.93 - 1.72 AC
FOR LEASE



ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE

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







COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Waterford Dr & Legend Ln parcels present an exceptional opportunity in one of the most sought-after retail corridors of Mechanicsburg, PA off the Carlisle Pike which sees around 23,000 VPD. These strategically positioned parcels offer high visibility, excellent access, and strong daily traffic counts making them a perfect site for a QSR (Quick Serve Restaurant) or any general commercial use.

With frontage and close proximity to the Carlisle Pike and immediate national retailers, including the new development of a Costco less than a mile away. These pad-ready sites are primed for development and are being offered under a ground lease structure which allows tenants to establish a flagship presence in a high-growth, high-demand area without upfront land acquisition costs.



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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LOT	ACRES
1	0.97
2	1.67
3	1.72



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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:

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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.

