

6475 CARLISLE PIKE

Mechanicsburg, PA 17055



SITE

Carlisle Pike: ±40,000 VPD

**±6,000 SF
FOR LEASE**

PROPERTY OVERVIEW

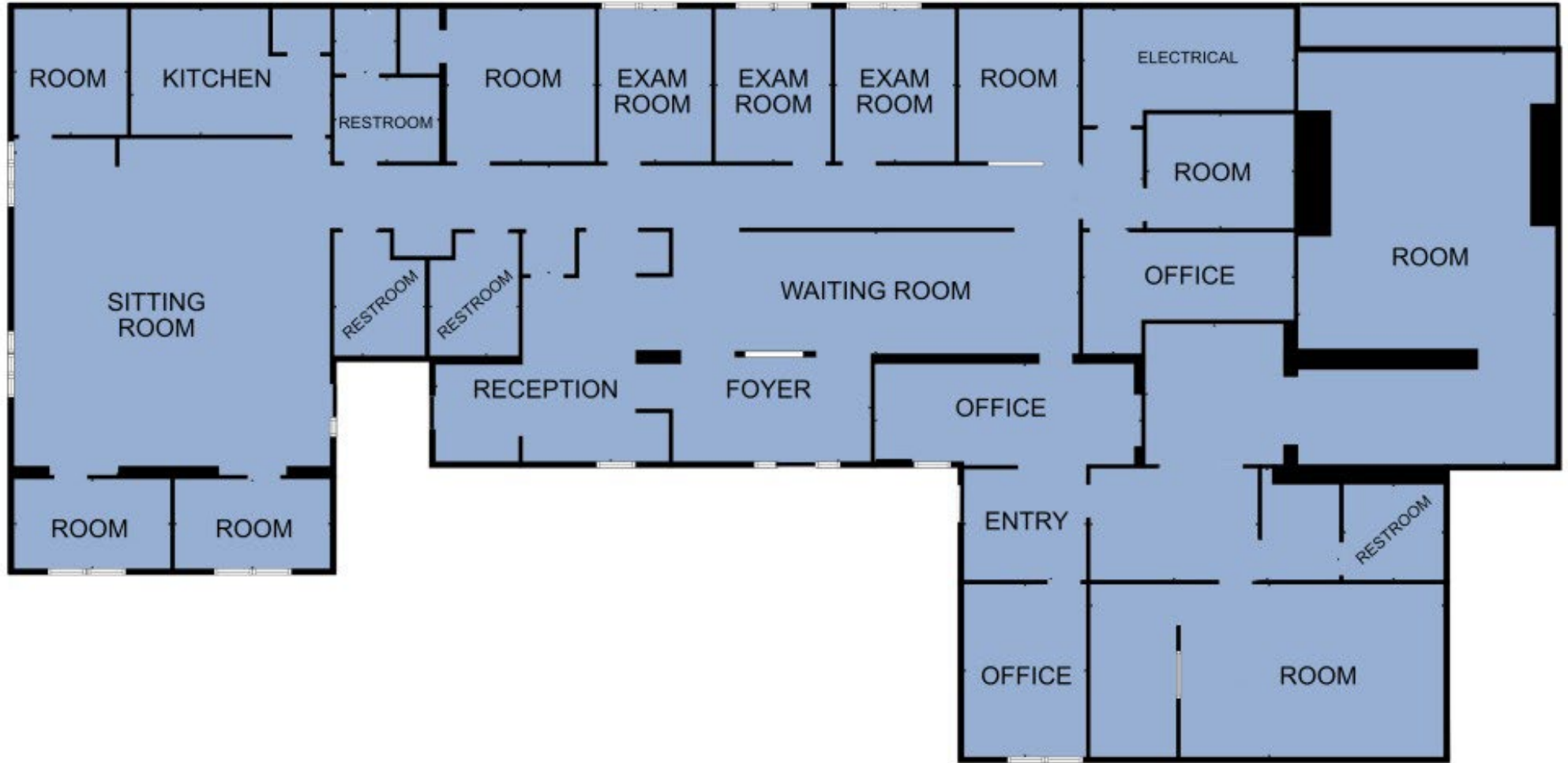
Now available for lease, this 6,000 SF Retail/Office opportunity is prominently located along Carlisle Pike, one of the West Shore's most heavily traveled commercial corridors. The property benefits from exceptional visibility, strong signage potential, and easy access to I-81, Route 15, and the PA Turnpike, making it highly accessible for both customers and employees.

Surrounded by a dense mix of national retailers, restaurants, professional offices, and residential communities, the site draws from a strong daytime population and established consumer base. The flexible layout allows for a variety of retail, medical, or professional office uses, offering an ideal solution for tenants seeking exposure in a proven retail market.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	48,055	101,338	172,193
EMPLOYEES	21,972	51,090	82,346
AVERAGE HHI	\$142,531	\$136,931	\$125,982
HOUSEHOLDS	19,095	41,690	69,584
TRAFFIC COUNTS: Carlisle Pike (±34,000 VPD)			

FLOOR PLAN



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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Justin Willits

jwillits@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.

