

1245 HARRISBURG PIKE

Carlisle, PA | 17013

Letort Falls Park



**±6.57
ACRES**

HARRISBURG PIKE: ±26,000 VPD

Redevelopment Opportunity

FOR SALE



BOB BEHLER | BRAD ROHRBAUGH | CHAD STINE

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Located along the Harrisburg Pike corridor in Carlisle's industrial market, this 6.57 AC redevelopment opportunity at 1245 Harrisburg Pike presents a development site positioned among some of the region's most active warehouse, distribution, and manufacturing facilities. The property benefits from accessibility to major transportation routes including I-81, I-76 (PA Turnpike), and Route 11, placing it within one of Central Pennsylvania's strongest logistics and industrial hubs. Surrounded by a dense concentration of industrial employers, trucking operations, and distribution centers that generate substantial daily employee traffic, the site is ideally suited for a wide range of commercial, retail, service, hospitality, or mixed-use redevelopment concepts looking to capitalize on the constant flow of workers and business activity throughout the corridor.



PENNSYLVANIA DIGITAL 1 DATA CENTER PROJECT

The corridor continues to attract significant institutional investment, highlighted by the recently announced Pennsylvania Digital 1 data center campus in Middlesex Township. The approximately \$15 billion project represents one of the largest private investments in Central Pennsylvania and further reinforces the region's importance as a strategic infrastructure, logistics, and technology hub. Large-scale investments of this nature contribute to long-term job creation, infrastructure improvements, and continued business expansion throughout the greater Carlisle market.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|--------------|-----------|-----------|-----------|
| POPULATION | 16,469 | 53,528 | 91,139 |
| EMPLOYEES | 6,153 | 18,730 | 36,438 |
| AVERAGE HHI | \$103,943 | \$105,401 | \$115,637 |
| HOUSEHOLDS | 6,346 | 21,304 | 36,540 |

TRAFFIC COUNTS: Harrisburg Pk (±26,000 VPD) PA Turnpike (±26,000 VPD)



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POSITIONING OF SITE

Positioned within one of the Northeast's most significant logistics and distribution corridors, 1245 Harrisburg Pike offers investors and developers a rare opportunity to acquire 6.57 acres in the heart of the Carlisle industrial market. Located minutes from Interstate 81, the Pennsylvania Turnpike (I-76), and Route 11, the property benefits from direct access to a regional transportation network serving major East Coast population centers. The surrounding corridor is home to millions of square feet of warehouse, distribution, manufacturing, and trucking operations, making the site an ideal location for commercial uses seeking to capitalize on sustained employee traffic, business activity, and long-term economic growth.

REDEVELOPMENT CONCEPTS

- Travel-oriented retail
- Quick-service and full-service restaurants
- Convenience store/fuel center
- Hotel or extended-stay hospitality
- Equipment rental and service businesses
- Contractor supply and industrial support services
- Medical or workforce-oriented services
- Mixed-use commercial development
- Trucking and transportation support uses

PROPERTY SNAPSHOT

- Property Size: ±6.57 Acres
- Location: 1245 Harrisburg Pike, Carlisle, PA
- Offering: For Sale
- Frontage: +/- 655ft on Harrisburg Pike
- Traffic Counts: ±26,000 VPD
- Access: Immediate access to I-81, I-76 (PA Turnpike), and Route 11
- Utilities: Public water, sewer, electric, gas available
- Parcel Configuration: Large redevelopment tract with strong visibility and access
- Market Position: Located within Carlisle's premier industrial/logistics corridor
- Zoning: CH - (Commercial Highway) (Screenshot attached for uses)

TARGET BUYERS

- Retail developers seeking employee-driven demand
- Convenience store and fuel operators
- Hospitality developers
- Industrial service providers
- Private equity and investment groups
- Regional and national developers pursuing value-add redevelopment opportunities
- Owner-users seeking visibility along a major transportation corridor



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MIDDLESEX TOWNSHIP COMMERCIAL HIGHWAY DISTRICT (C-1) PERMITTED USES SUMMARY

Permitted By Right (R)

- Hotel
- Motel
- Assembly, General
- Government Facility
- Police/Fire/EMS
- Agricultural Operation
- Forestry Operation
- Commercial Equipment and Supply
- Construction Trade and Contractor
- Convenience Store
- Drive Through Only Facility
- General Retail
- Grocery Store
- Medical Marijuana Dispensary
- Outdoor Retail Sales Lot
- Adult Day Care Center
- Assisted Living Facility
- Automobile Repair and/or Towing Service
- Automobile Sales and Rental Service
- Brew Pub
- Childcare Center

Permitted By Special Exception (SE)

- Library/Museum
- Recreation Facility, Commercial or Private
- Automobile Car Wash
- Entertainment Assembly
- Private Club
- Wireless Communications Facilities (Tower-Based)

Permitted By Right (R) cont.

- Community Service
- Drinking Place
- Eating Place
- Electronic Cigarette/Vaporizer Store
- Family Entertainment Center
- General Service
- Massage Establishment
- Medical Clinic
- Microbrewery/Microdistillery/Microwinery
- Self-Storage Facility
- Smoking Places
- Tattoo/Piercing Parlor
- Craftsman Industrial
- Office Uses
- Heliport
- Helistop
- Transit Facility
- Transportation and Essential Services
- Wireless Communications Facilities (Small, Inside ROW)
- Brewery/Distillery/Winery
- Outdoor Storage Yard

Permitted By Conditional Use (C)

- Planned Center, Commercial
- Methadone Treatment Facility
- Truck Stop
- Warehouse and Distribution



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MARKET OVERVIEW



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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.

