

6037 & 6039

CARLISLE PIKE

MECHANICSBURG, PA 17050



SITE

+36,000 VPD

±1,780 SF - 30,144 SF / 3.95 AC

FOR LEASE



BLAKE SHAFFER | JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

6037 & 6039 Carlisle Pike presents a prime redevelopment opportunity being offered for lease in one of the region's most active commercial corridors, surrounded by continued retail growth and strong interest from national users actively expanding throughout the area. The property features three proposed development concepts designed to accommodate a variety of high-demand uses, including a 6,559 SF convenience store with 12 fueling pumps paired with either a proposed 1,780 SF pad or a 2,958 SF QSR pad, as well as a third concept featuring a 30,144 SF grocery or other freestanding big-box retail user. Positioned along heavily traveled Carlisle Pike with excellent visibility and accessibility, the site is ideally suited for retailers, service providers, and nationally recognized operators seeking exposure within a rapidly growing trade area supported by dense surrounding retail, strong consumer traffic, and ongoing commercial development activity.

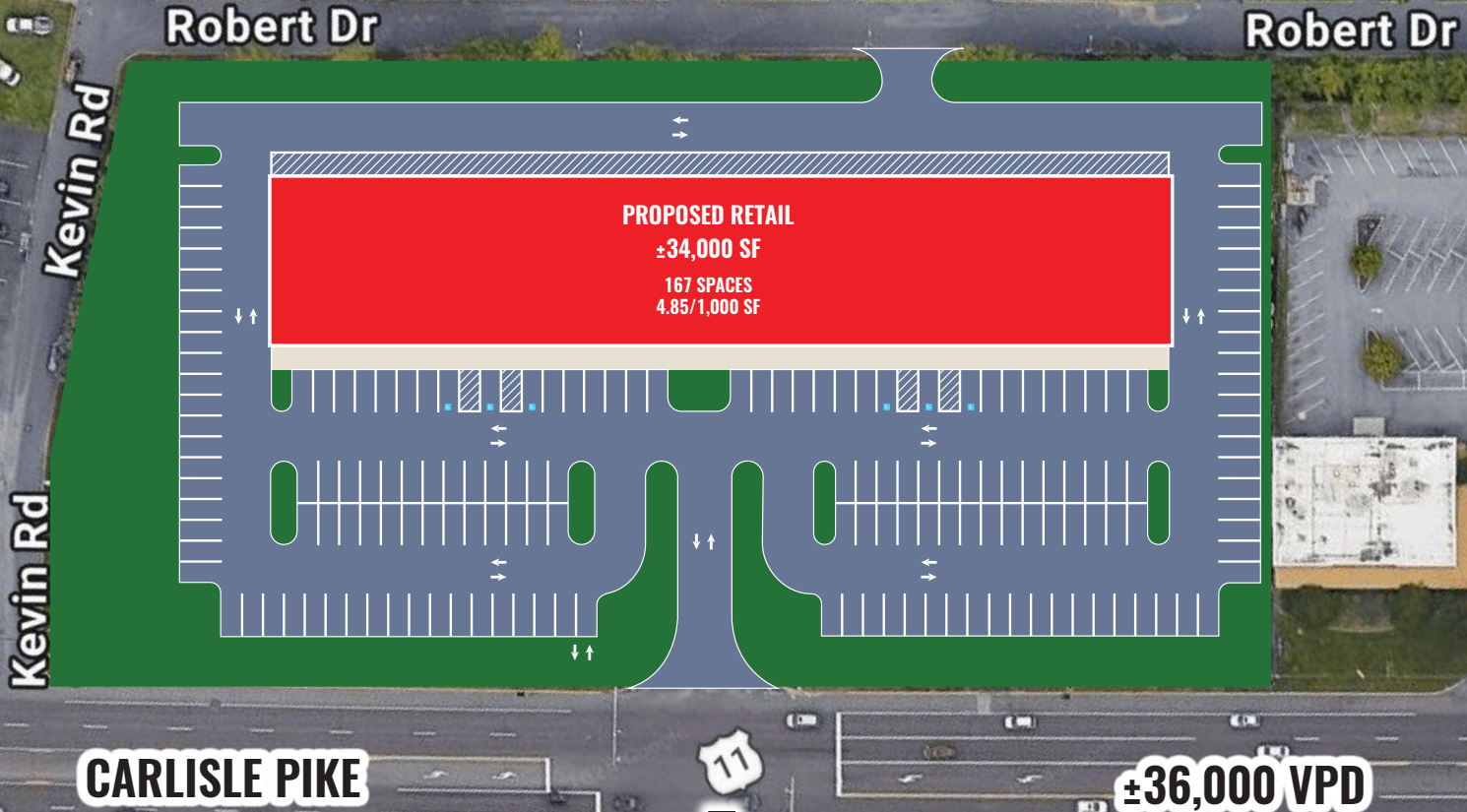
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	66,358	134,186	217,299
EMPLOYEES	31,748	71,657	125,889
AVERAGE HHI	\$132,238	\$130,750	\$116,315
HOUSEHOLDS	27,377	54,797	88,584



PROPOSED PLAN #1



PROPOSED PLAN #2



MARKET OVERVIEW



Silver Spring Commons

Walmart | sam's club | GameStop | VCF VALUE CITY FURNITURE | DICKY'S BARBECUE PIT | SALLY BEAUTY

Silver Spring Square

Wegmans | crumbl COOKIES | BEST BUY | petco | chilis | LLBean | MOE'S SOUTHWEST GRILL | LONGHORN | MATTRESS FIRM | Orangetheory FITNESS | ULTA | Chick-fil-A

Silver Creek Plaza

REI COOP | Panera BREAD | F&M TRUST | Domino's | Great Clips | IT'S GONNA BE GREAT

Cumberland Marketplace

GIANT | Red Robin | McDonald's | Arby's | FINE WINE & GOOD SPIRITS | holiday hair

BELTWAY TOWNE CENTRE

B's STRETCH ZONE | CAVA | T-Mobile | honeygrow | SHAKE SHACK | Wonder | Cane's | Panda Express

Trindle Run Center

Starbucks | PIVOT PHYSICAL THERAPY | pure barre | THE VITAMIN SHOPPE

Hampden Commons

THE HOME DEPOT | CRUNCH | QUIK'S SUPER GOOD STUFF CHEAP | PETSMART | ASHLEY

5600 Carlisle Pike

MARSHALLS | HomeGoods | Burlington | HOBBY LOBBY

Gateway Square

TJ-maxx | WAYBACK BURGERS | SKY ZONE | PLATOS CLOSET

SITE

Bennett Williams

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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.

