

6444 CARLISLE PIKE

Mechanicsburg, PA 17055



±3,500 SF
FOR LEASE



BLAKE GROSS | JOE SPAGNOLA

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Available 3,500 SF available in front of Kohl's on the Carlisle Pike in Mechanicsburg, PA. High profile location with great visibility and access to a traffic signal. Located next to Silver Springs Square.

LOCATION

Pad site in front of Kohl's on the Carlisle Pike in Mechanicsburg. Located in the main area of retail and commercial businesses on the Carlisle Pike. Property has access to the Silver Springs Commons center anchored by Target and Wegman's. Other retailers in the immediate area include Starbucks, Chipotle, Ross Dress for Less, Bed Bath & Beyond, Chili's, Chic Fil A, Panera Bread, Longhorn Steakhouse, LL Bean, Ulta and Best Buy. With a trade area that extends more than 10 miles, this location attracts a vast customer base. There is a high concentration of traffic driven by anchor tenants located amongst the surrounding retail.

TRADE AREA

The site is Located in Mechanicsburg, PA which is locally known as the West shore of Harrisburg. The Carlisle Pike is a main traffic artery and shopping area in Mechanicsburg. There are 34,000 cars per day driving past the site. Great location for retail, restaurant, office, and service tenants. Adding to the stability of the project, Silver Spring Square shows a 20-minute drive time demographic of over 228,144 people with household incomes of more than \$118,998 and daytime employment demographics equally as strong with 151,288. The demographics within a 10-mile radius include 331,129 people in 135,660 homes, a labor force of 182,912 with an average household income of \$117,165.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

51,336

111,200

185,741

EMPLOYEES

24,450

65,416

105,472

AVERAGE HHI

\$144,487

\$141,916

\$127,721

HOUSEHOLDS

20,913

45,078

76,415

TRAFFIC COUNTS: Carlisle Pike (±34,000 VPD)



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SITE PLAN

KOHL'S

±3,500 SF
AVAILABLE

xfinity

Advance
Auto Parts

LONGHORN
STEAKHOUSE

petco

Carlisle Pike: ±34,000 VPD

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TENANT SPACE

#	TENANT	SF
1	AVAILABLE	3,500



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MARKET OVERVIEW



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
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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.



RETAIL BROKERS
NETWORK

