



6484 CARLISLE PIKE

MECHANICSBURG, PA 17050



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## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | Negotiable         |
| Building Size: | 13,230 SF          |
| Municipality:  | Silver Spring Twp  |
| County:        | Cumberland         |
| Available SF:  | 1,600 - 13,000 SF  |
| Lot Size:      | 1.07 Acres         |
| Zoning:        | Commercial General |
| Traffic Count: | 26,511             |

## PROPERTY OVERVIEW

Full freestanding building lease available on the most desirable commercial corridor in Central Pennsylvania. Situated midway between Target and Walmart anchored shopping centers, with traffic counts of more than 26,000 VPD, this site makes an ideal location for any retail business. More than 90,000 people and a daytime workforce of 51,000 within a 5 mile radius. Current buildout is a turnkey opportunity for a furniture or mattress retailer; many other uses possible including any retail, daycare, some medical, and much more.

## PROPERTY HIGHLIGHTS

- Up to 13,000 SF of retail space available
- Traffic counts of more than 26,000 VPD
- Great exposure with 142' of frontage on Carlisle Pike between retail centers anchored by Target and Walmart
- Turnkey opportunity for furniture/mattress retailer; many other uses possible

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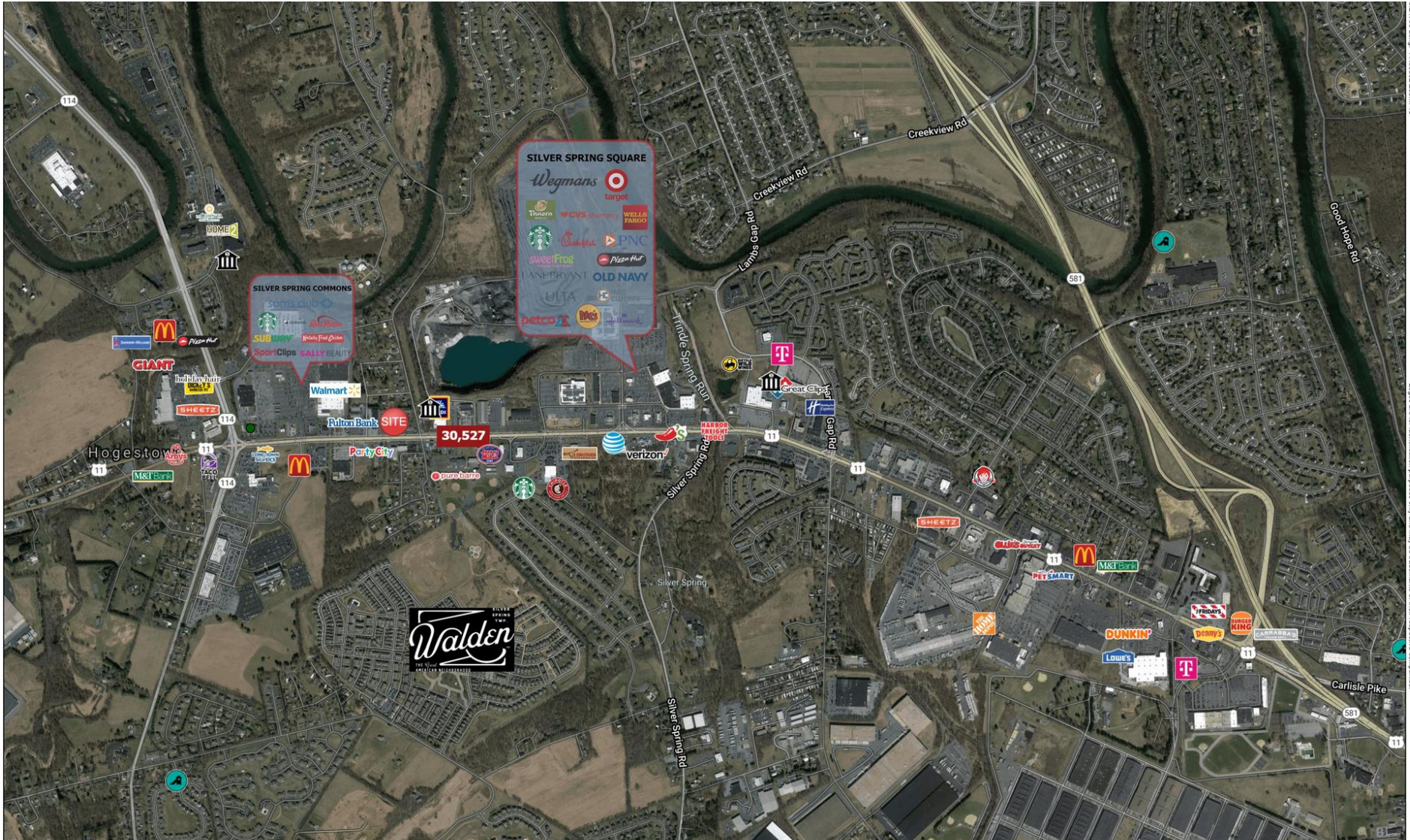


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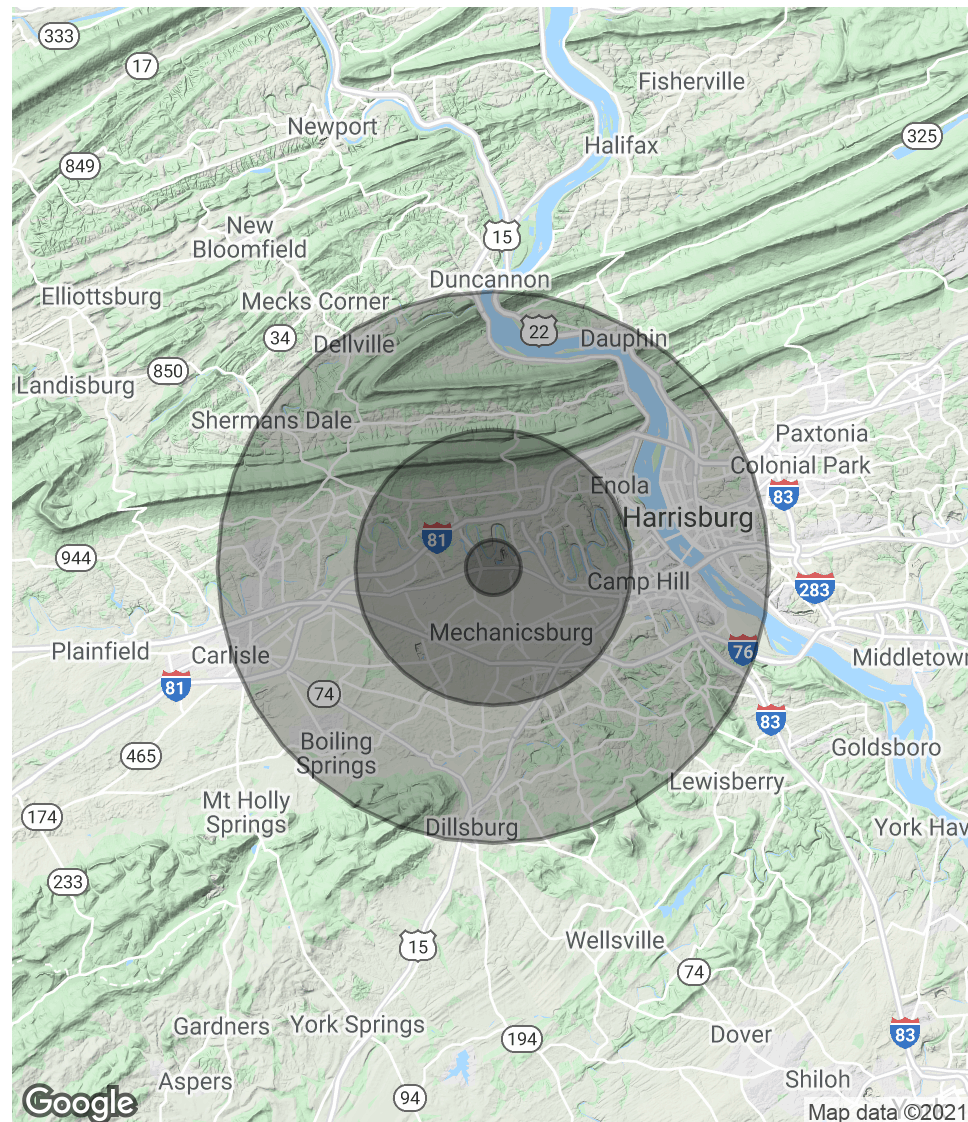
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,499  | 76,039  | 240,011  |
| Average age          | 42.9   | 42.2    | 40.6     |
| Average age (Male)   | 40.4   | 40.3    | 39.0     |
| Average age (Female) | 44.8   | 44.2    | 41.6     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total households    | 599      | 32,872    | 100,457   |
| # of persons per HH | 2.5      | 2.3       | 2.4       |
| Average HH income   | \$89,827 | \$86,157  | \$74,412  |
| Average house value |          | \$206,132 | \$186,464 |

\* Demographic data derived from 2010 US Census



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