

5001
CARLISLE PIKE

3,000 SF RETAIL SPACE FOR LEASE
MECHANICSBURG, PA 17011

PRIVATE ENTRANCE



SIGNAGE OPPORTUNITY



PROPERTY SUMMARY

Lease Rate:	Negotiable
Building Size:	11,642, SF
Available SF:	3,000 SF
Lot Size:	1.25 AC
Year Built:	1960
Renovated:	2006
Zoning:	Commercial

3,000 SF of retail space available at one of the most desirable corners on the Carlisle Pike.

Large, space with a private entrance is suitable for many retail uses including restaurants, beauty/salon/day spa, or any general retail use. Highly visible building with monument signage at a lighted intersection with traffic counts of +/- 40,000 VPD. Abundant parking and two points of access (Carlisle Pike and Sporting Hill Road). Strong retail demographics with more than 125,000 people and average HHI of almost \$80,000 within 5 mile radius.



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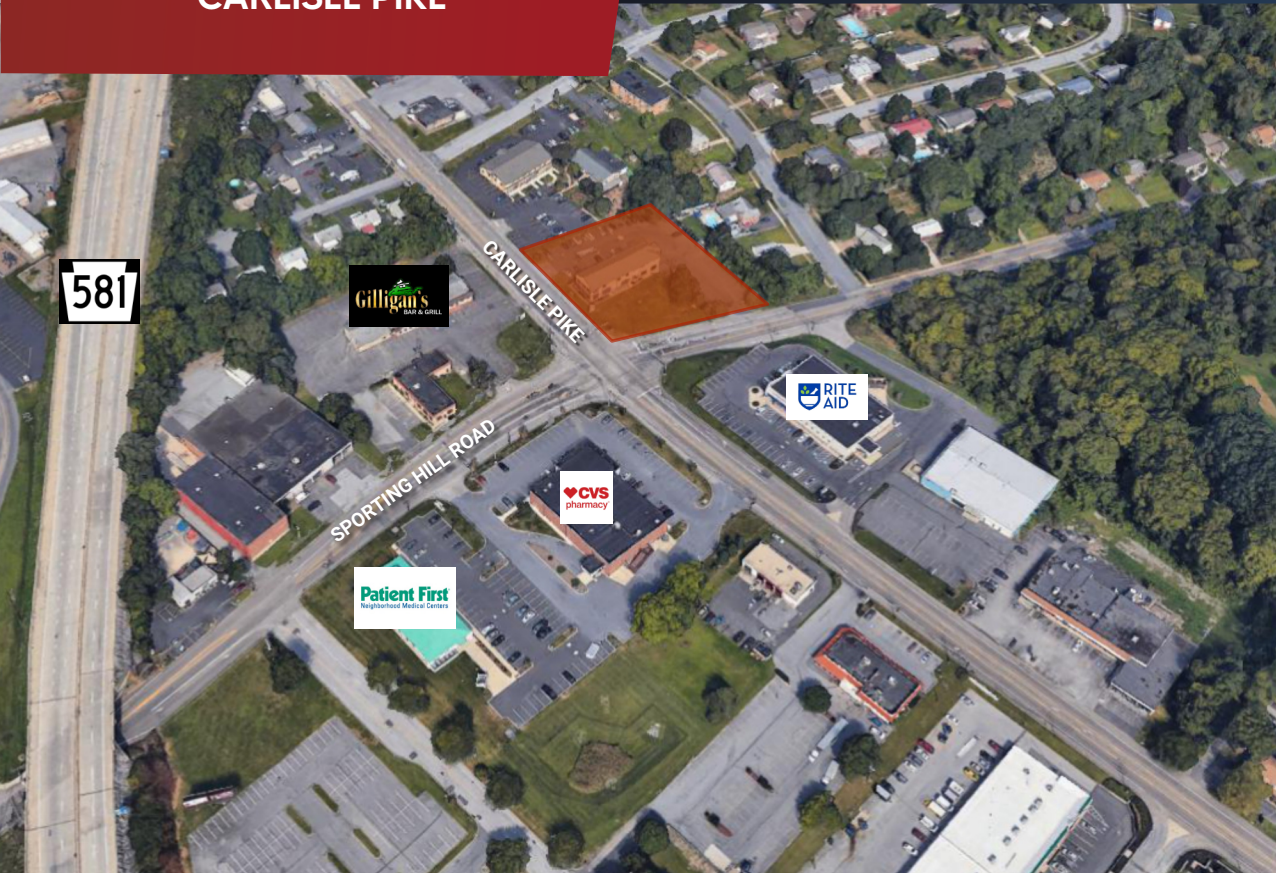


Active Individual Member

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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
5,873	67,203	138,977



EMPLOYEES

1 MILE	3 MILE	5 MILE
7,377	53,860	89,766



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,740	28,457	60,467



INCOME

1 MILE	3 MILE	5 MILE
\$83,733	\$96,678	\$96,502



PROPERTY HIGHLIGHTS

- 3,000 SF available with open buildout
- Private on-grade entrance to space
- +/- 40,000 VPD at signaled intersection less than 1/2 mile from Route 581 interchange
- Abundant parking and two points of access



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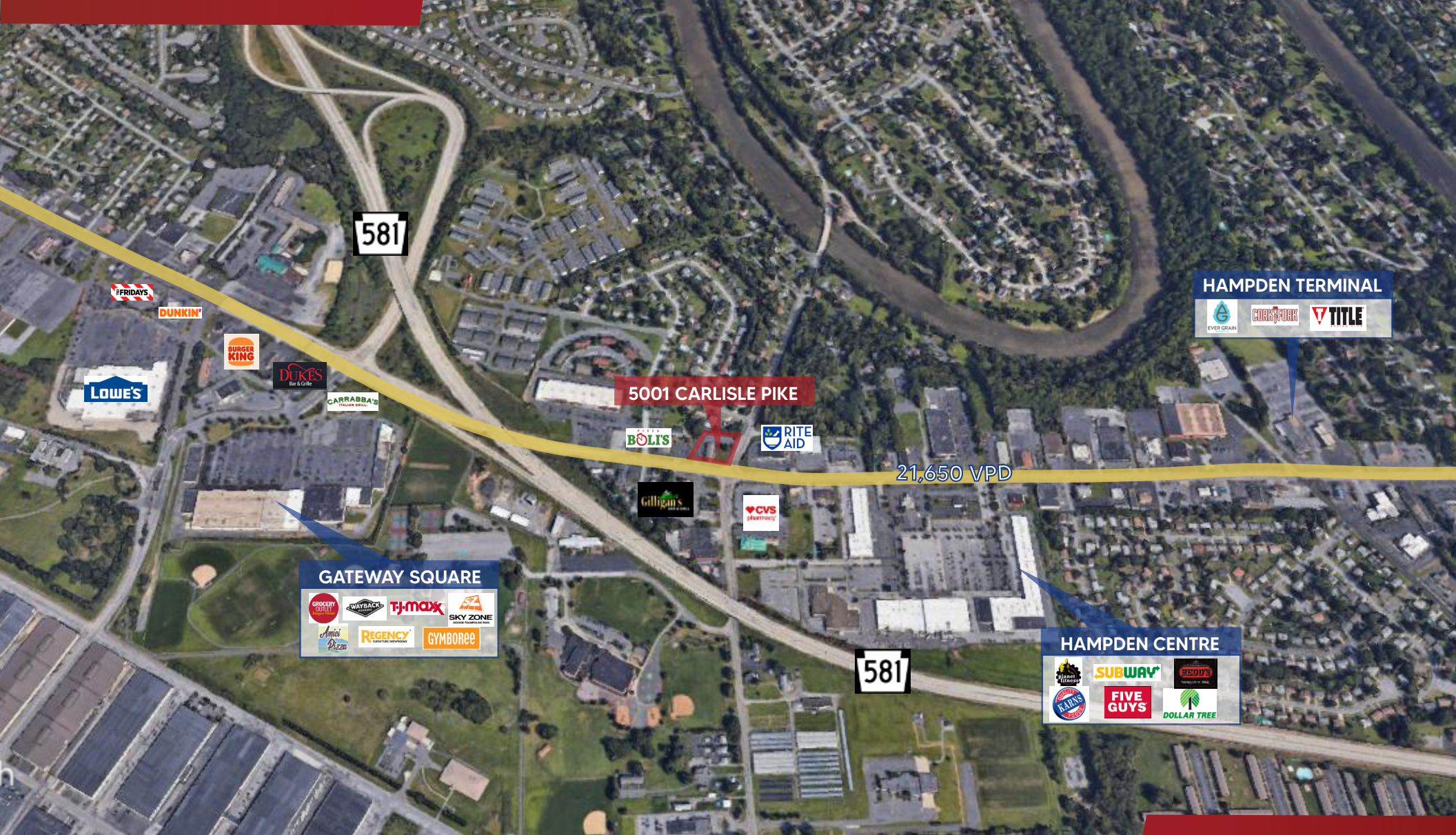
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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