



# SILVER SPRING SQUARE

6416 Carlisle Pike (Route 11) | Mechanicsburg, PA | 17050



- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

Owned & managed by:

**wilder**

National leasing by Wilder  
**Gary Robinson**  
 grobinson@wilderco.com  
 617.896.4913

**Bennett WILLIAMS**  
 RETAIL

For More Information:  
**Brad Rohrbaugh | Chad Stine | Abe Khan**  
 717.843.5555  
 www.bennettwilliams.com

Office Locations:  
 York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601



# SILVER SPRING SQUARE

6416 Carlisle Pike (Route 11) | Mechanicsburg, PA | 17050

## PROJECT

Silver Spring Square is a regional power center in the Central PA market, centrally located along the Carlisle Pike (Rt. 11) that is dual anchored by Target and Wegman's. The property has historically operated at close to 100% occupancy showing the strength of its location and co-tenancy that drives customers to the center daily. The center was built in 2007 as a regional shopping center that featured Central Pennsylvania's first Wegman's. The project has an ideal tenant lineup of destination and convenience style co-tenants that include; Best Buy, Kohl's, Petco, ULTA, Bed Bath & Beyond, Old Navy, and Chick Fil A, just to name a few.

## LOCATION

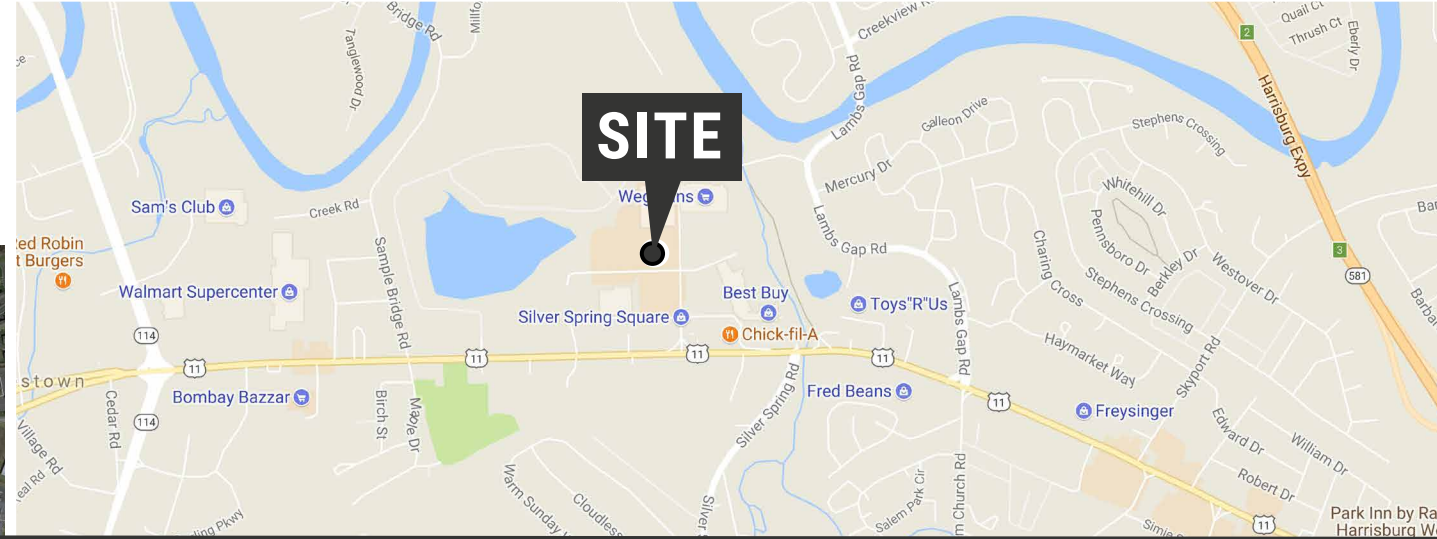
Silver Spring Square is ideally located along the highly sought-after Carlisle Pike (Rt. 11) in Mechanicsburg, PA and sees over 36,000 CPD. The Carlisle Pike is a focal point for retail in the West Shore of Harrisburg and is the main east-west route traveling from Camp Hill to Carlisle, PA. The project is also within close proximity to other major highways such as Route 581 (45,000 CPD), I-81 (75,000 CPD), and I-83 (62,000 CPD). The roadway also intersects with the Pennsylvania Turnpike (I-76) which runs from Philadelphia, PA and into Ohio.



568,977 SF POWER CENTER

## TRADE AREA

Adding to the stability of the project, Silver Spring Square shows a 20-minute drive time demographic of over 427,263 people with household incomes of more than \$82,171 and daytime employment demographics equally as strong with 284,659. The demographics within a 15-mile radius include 463,661 people in 193,141 homes, a labor force of 289,924 with an average household income of \$83,051. The area's growth since 2000 has increased over 14.8% with 28,653 new homes.



DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	44,028	94,687	163,726
	TOTAL EMPLOYEES	23,220	64,984	137,778
	AVERAGE HHI	\$100,720	\$94,361	\$87,268
	TOTAL HOUSEHOLDS	18,586	40,693	70,311



TRAFFIC COUNTS: CARLISLE PIKE (ROUTE 11): 36,000 VPD

Owned & managed by:

National leasing by Wilder  
**Gary Robinson**  
 grobinson@wilderco.com  
 617.896.4913

**Bennett WILLIAMS**  
 RETAIL

For More Information:  
**Brad Rohrbaugh | Chad Stine | Abe Khan**  
 717.843.5555  
 www.bennettwilliams.com

Office Locations:  
 York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601



# SILVER SPRING SQUARE

6416 Carlisle Pike (Route 11) | Mechanicsburg, PA | 17050

**3,200 - 4,500 SF AVAILABLE FOR LEASE**



SUITE	TENANT	AREA (SQ FT)
200	Wegman's	126,240
300	Lane Bryant	7,020
302	Ulta Beauty	10,004
304	Bed Bath & Beyond	29,983
306	Ross Dress For Less	30,187
308A	Old Navy	12,295
308B	Hallmark	5,685
310A	Mattress Firm	7,320
310B	European Wax Center	1,685
312	Kay Jewelers	2,220
314	Elements Therapeutic Massage	2,209
316	Best Buy	30,000
400	Petco	14,000
<b>401</b>	<b>Available</b>	<b>4,500</b>
404	Aspen Dental	4,360
406	Fleet Feet Sports	2,000
408	Moe's Southwest Grill	3,200
410	Liberty Travel	1,600
412	Pad Thai Restaurant	1,600
414	Sweet Frog	1,600
416	At&T Wireless	2,000
418	Hair Cuttery	1,200
420	Gnc	1,600
422	Highmark	3,200
<b>424</b>	<b>Available</b>	<b>3,200</b>
426	Visionworks	3,160
500	Wells Fargo Bank	4,023
501	Panera Bread	4,518
502	Chick-Fil-A	4,237
503	Pnc Bank	3,650
504	Chili's Grill & Bar	5,905
505	Longhorn Steakhouse	5,823
506	Advance Auto Parts	6,750
<b>Total</b>		<b>342,600</b>
Shadow	Target (Shadow Anchor)	139,377
Shadow	Kohl's (Shadow Anchor)	87,000
<b>Grand Total</b>		<b>568,977</b>

Owned & managed by: **wilder**  
 National leasing by Wilder  
**Gary Robinson**  
 grobinson@wilderco.com  
 617.896.4913



For More Information:  
**Brad Rohrbaugh | Chad Stine | Abe Khan**  
 717.843.5555  
 www.bennettwilliams.com

Office Locations:  
 York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601





PROPERTY  
PHOTOS

# SILVER SPRING SQUARE

6416 Carlisle Pike (Route 11) | Mechanicsburg, PA | 17050



Owned & managed by:



National leasing by Wilder

Gary Robinson

grobison@wilderco.com

617.896.4913



For More Information:

Brad Rohrbaugh | Chad Stine | Abe Khan

717.843.5555

www.bennettwilliams.com

Office Locations:

York Office: 3528 Concord Rd. York, PA 17402

Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341

Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

