

# REDEVELOPMENT OF K MART MECHANICSBURG

5600 CARLISLE PIKE, MECHANICSBURG



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,075	55,906	112,709
<b>Average HHI</b>	94,128	83,772	82,934
<b>Median HHI</b>	81,339	66,674	65,098

## SITE HIGHLIGHTS

- 2015/2016 Renovations
  - Additional 40,000 square feet of retail space
  - Facade Renovation
  - New Pylon
  - Improved Landscaping
- Located on the West Shore of Harrisburg, on the Carlisle Pike, the premier retail corridor.
- Surrounded by a densely populated residential community
- High barriers to entry
- High traffic intersection with 35,000 VPD
- Three (3) access points from the Carlisle Pike, the main entrance being at a 4 way signalized traffic light

Centrally Located on Route 11/Carlisle Pike

Accessible from:

I-83 • I-76/PA Turnpike • I-81 • PA 581/Capital Beltway • Route 15

## COMPETITION MAP



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123 Coulter Avenue, Suite 200  
Ardmore, PA 19003

Phone: (610) 352-1300  
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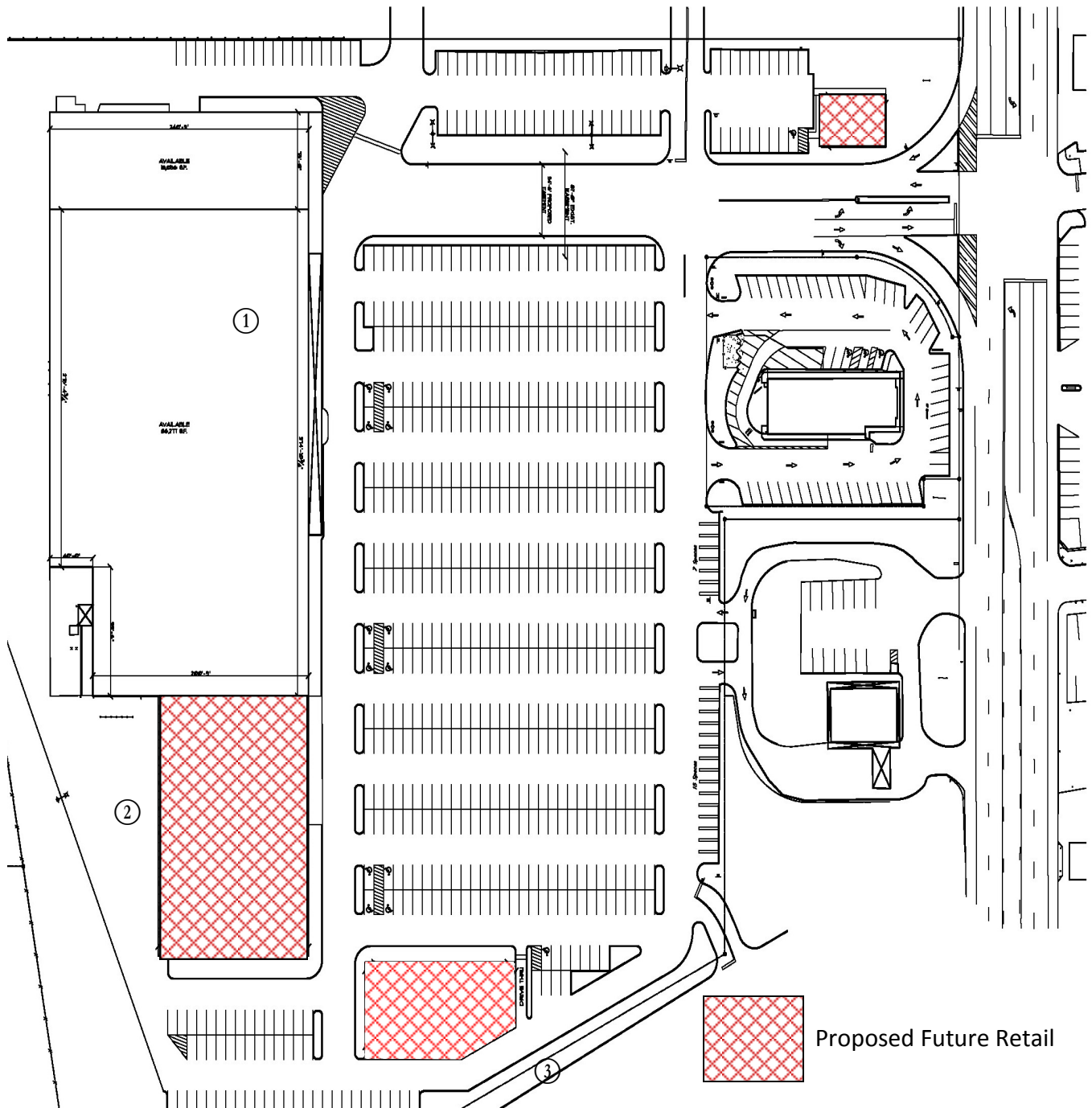
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### TENANTS

- |              |            |              |          |
|--------------|------------|--------------|----------|
| 1. Kmart     | 104,000 sf | 3 Available  | 9,000 sf |
| 2. Available | 28,000 sf  | 4. Available | 2,400 sf |



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