

1170 HARRISBURG PIKE

CARLISLE, PA

MSC

1.5 ACRE PAD SITE AVAILABLE FOR SALE OR LEASE



**FUTURE WAREHOUSE
DEVELOPMENT 4
BUILDINGS TOTALING
2 MILLION SF**



APPROVED
Wawa
CONSTRUCTION STARTING
Q2 2025!

**PAD SITE
AVAILABLE**



US-11 (24,519 AADT)



PROPERTY DETAILS

- ▶ Easy access to I-81 (67,000 AADT) & PA Turnpike (I-76) (24,000 AADT)
- ▶ Prime high traffic, high exposure retail lot
- ▶ Near Dickinson College & U.S. Army War College
- ▶ Join proposed Wawa with gas and warehouse development project with 4 buildings totaling 2 million square feet

DEMOGRAPHICS

EST. POPULATION

3 mi 20,905
5 mi 52,037
7 mi 79,339

EST. AVG HH INCOME

3 mi \$77,533
5 mi \$82,907
7 mi \$88,751

EST. MEDIAN AGE

3 mi 40.5
5 mi 40.7
7 mi 41.9

EST. EMPLOYEES

3 mi 9,521
5 mi 23,871
7 mi 37,766

JOIN NEIGHBORING TENANTS



CONCEPT PLAN A



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT

811
 Know what's below.
 Call before you dig.
 YOU MUST CALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION.
 1-800-4-A- Dig
 1-800-4-ADIG

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT VALID FOR CONSTRUCTION. ANYONE WHOSE USE OF THIS DRAWING FOR CONSTRUCTION IS AT THEIR OWN RISK.
 PROJECT NO.: PAA22052-00
 DRAWN BY: JCF
 CHECKED BY: JCF
 DATE: 07/08/2022
 CAD D.: PAA22052-00-07/08/2022

PROJECT: **CONCEPT**

FOR

THE PROVCO GROUP

PROPOSED WAWA FOOD MARKET

1170 HARRISBURG PIKE
 MIDDLESEX TOWNSHIP
 CUMBERLAND COUNTY
 CARLISLE, PENNSYLVANIA
 17015

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C.J. BOCK

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE000127
 NEW JERSEY LICENSE NO. 24080510000
 NO OTHER LICENSES IN ANY STATE

SHEET TITLE:

CONCEPT 'A'-0

SHEET NUMBER:

1

ORG. DATE: 07/08/2022



AERIAL



An aerial photograph of a complex highway interchange with multiple lanes and ramps. Several large commercial buildings with flat roofs and extensive parking lots are visible, some containing semi-trailers. The surrounding landscape is a mix of grass and bare trees, suggesting a cooler season. The text is overlaid in the center of the image.

MSC

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