

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**



**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 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

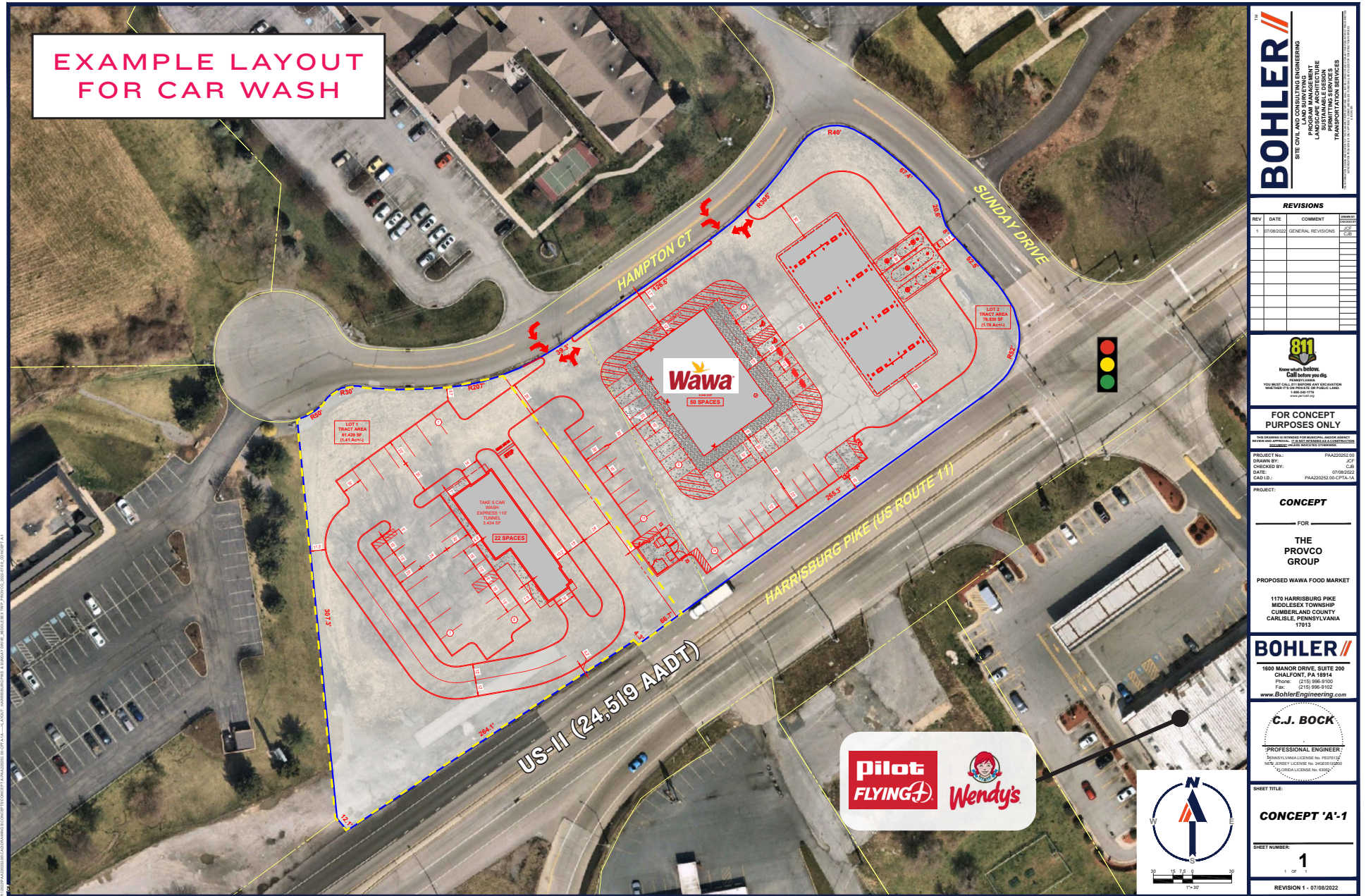


CONCEPT PLAN A



CONCEPT PLAN A-1

EXAMPLE LAYOUT
FOR CAR WASH



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT
1	07/08/2022	GENERAL REVISIONS

811
Know what's below.
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1-800-4-A-DAWG
www.811.org

FOR CONCEPT PURPOSES ONLY

PROJECT No.: PA220202.00
DRAWN BY: C.B.
CHECKED BY: C.B.
DATE: 07/08/2022
CAD L.D.: PA220202.00 CPTA-1A

CONCEPT

FOR
THE PROVOCO GROUP

PROPOSED WAWA FOOD MARKET
1170 HARRISBURG PIKE
MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
CARLBLE, PENNSYLVANIA
17013

BOHLER
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CHALFONT, PA 19314
Phone: (215) 996-9100
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www.BohlerEngineering.com

C.J. BOCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE000127
NEW JERSEY LICENSE NO. JN00000000
NJ JERSEY LICENSE NO. 53902

SHEET TITLE:

CONCEPT 'A'-1

SHEET NUMBER:
1
1 OF 1

REVISION 1 - 07/08/2022

Pilot FLYING
Wendy's



AERIAL





MSC

For more information:

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