

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Municipality:	Middlesex
County:	Cumberland
APN:	21-18-1363-056A
Lot Size:	12.79 Acres
Frontage:	Route 11
Zoning:	CH - Commercial Highway
Utilities:	Public

PROPERTY OVERVIEW

12.79 Acres of Commercial Highway land available on the heavily traveled Route 11 (Harrisburg Pike) in Carlisle, PA.

PROPERTY HIGHLIGHTS

- Located directly off of the Rt. 11 Harrisburg Pike with over 350 feet of frontage.
- Easy access from PA Turnpike / Route 76 and nationally recognised I-81 transportation corridor
- Traffic counts of 13,000+ VPD.
- Wide variety of permitted uses including retail businesses, business service, personal service, vehicle, trailer, mobile home sales & service, hospitality, warehousing (special exception), truck stops (conditional) and dealerships.
- Well documented location along Central PA's "Miracle Mile" between I-76 and I-81, home to the regions most densely populated LTL, truckload & 3 PL providers.
- Corporate neighbors include Amazon, YRC, XPO, ABF, Old Dominion, Ahold, SAIA, Schneider, and Geodis.



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Rt. 11 Harrisburg Pike @ I-76

LAND PROPERTY FOR SALE

Rt. 11 Harrisburg Pike @ I-76 Carlisle, PA 17013

ADDITIONAL PHOTOS



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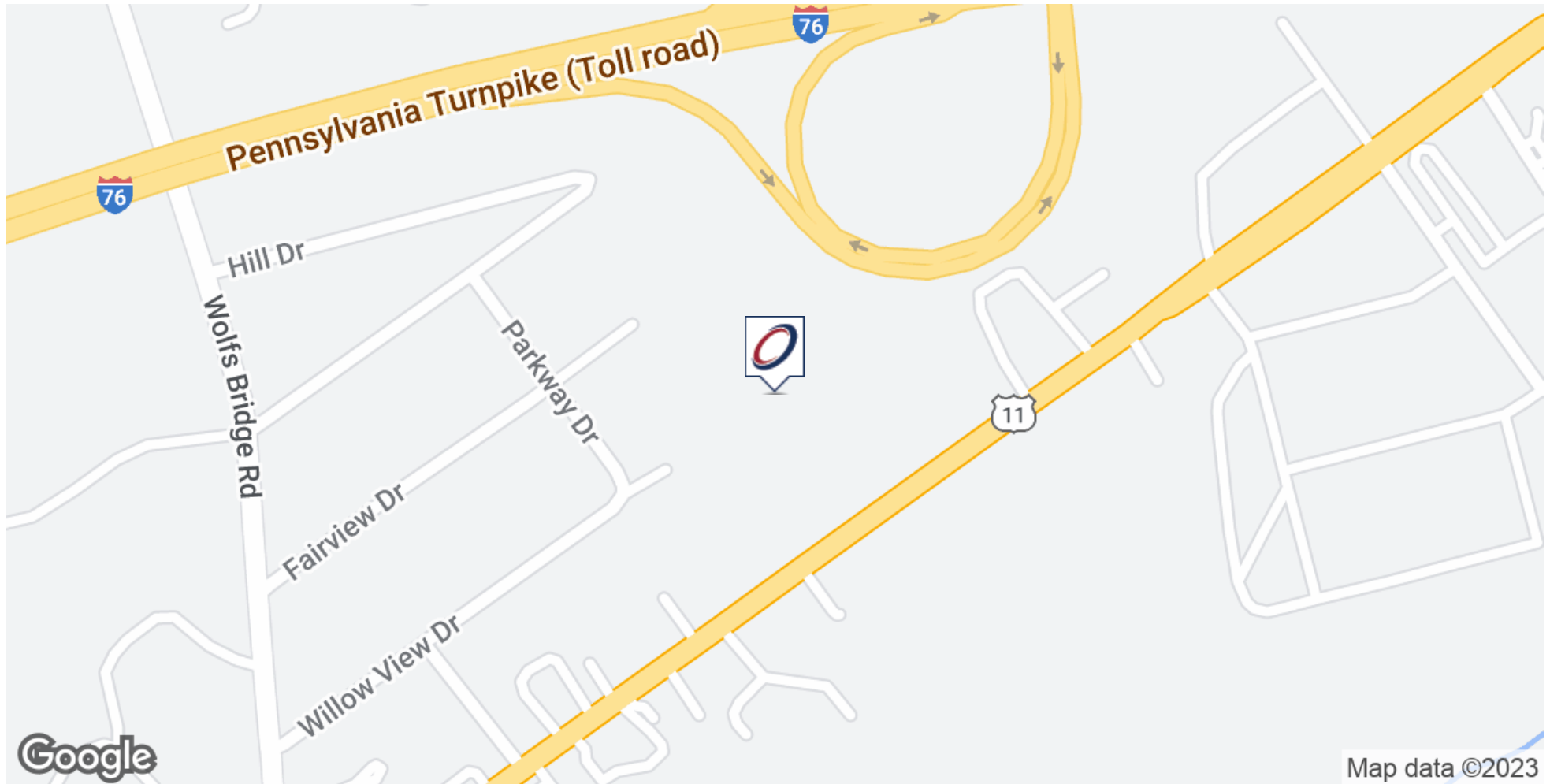
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Rt. 11 Harrisburg Pike @ I-76

LAND PROPERTY FOR SALE

Rt. 11 Harrisburg Pike @ I-76 Carlisle, PA 17013

LOCATION MAP



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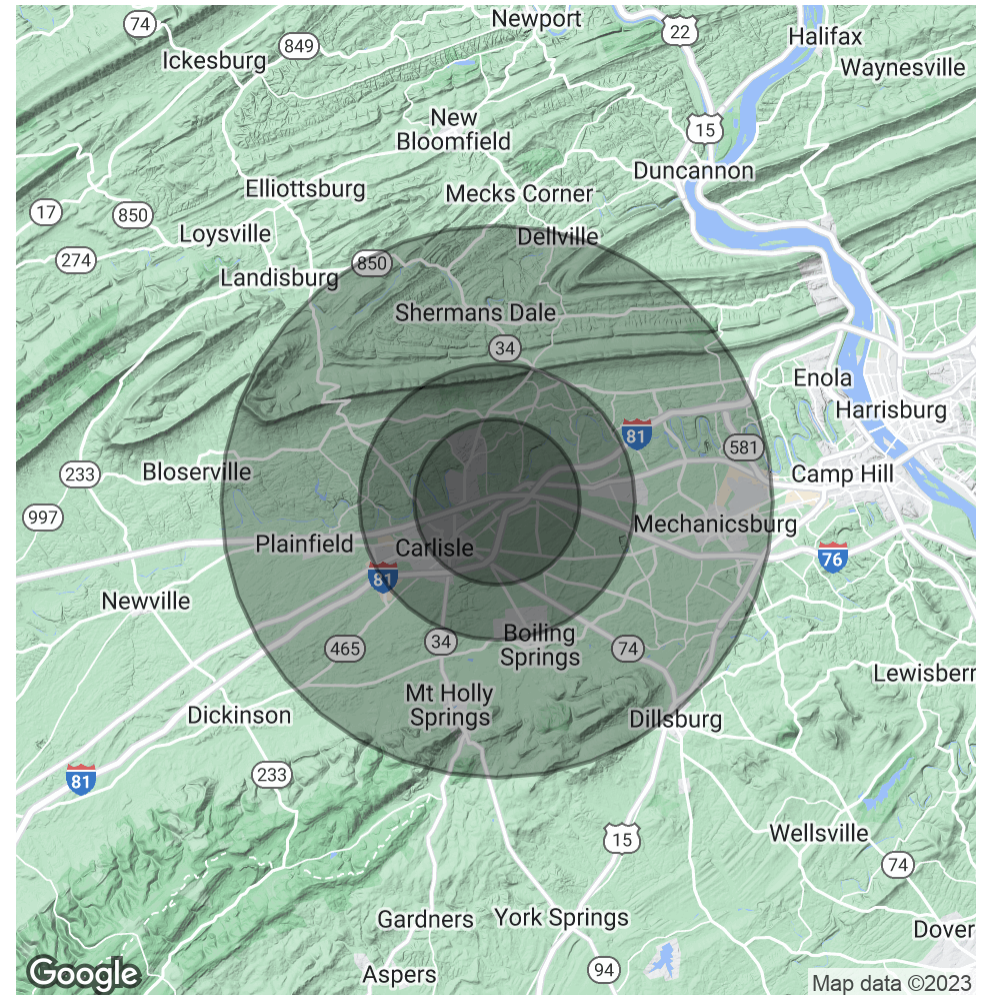
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,274	51,772	108,939
Average age	37.7	39.5	41.1
Average age (Male)	38.9	39.7	40.6
Average age (Female)	37.6	40.1	42.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,427	21,054	44,648
# of persons per HH	2.4	2.5	2.4
Average HH income	\$60,476	\$66,721	\$71,392
Average house value	\$159,638	\$168,747	\$185,248

* Demographic data derived from 2020 ACS - US Census



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