

Shopping Center For Sale | Carlisle, PA

Prime Redevelopment Opportunity

For Sale in the Heart of the Carlisle, PA Market



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CBRE

Property Information

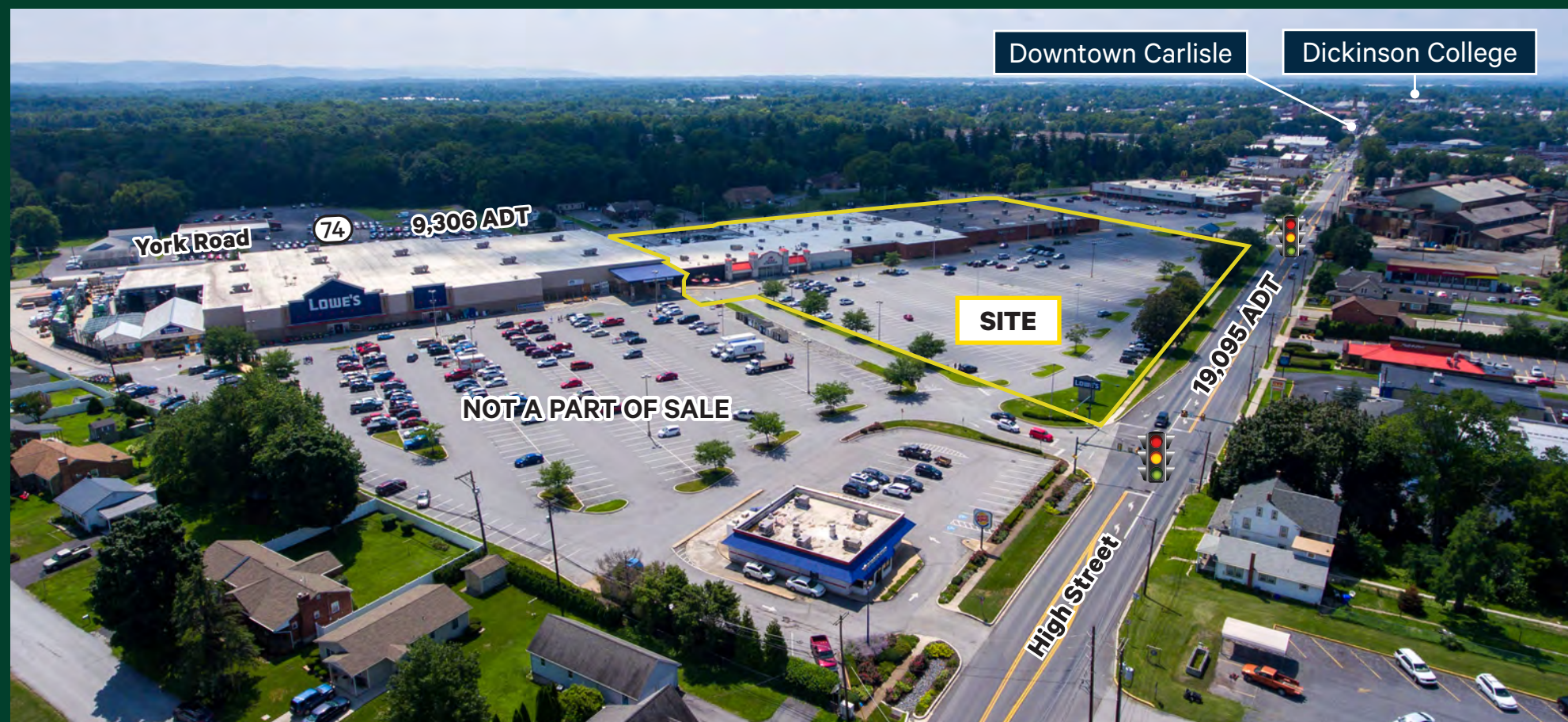
- 11 +/- Acre Parcel located between East High Street (19,095 ADT) and York Road (9,306 ADT)
- Centrally located less than 1 mile from 1-81 exits 48 & 49 and Carlisle CBD
- 60,000 sf freestanding anchor box with direct access to parking area
- 100,000 sf enclosed mall space with short term tenancy creates demalling opportunity
- New 10 year Burger King ground lease and new construction (2024) Not Part of Sale
- Vacant 280 sf bank and ATM on pad creates new pad opportunity
- Lowe's owns their parcel and is not part of offering. Entire parcel is governed by an ECCR Operating Agreement
- Parcel will be offered subdivided

*Rent Roll and center Opex available with executed CA.



The Point at Carlisle Plaza
800 East High Street | Carlisle, PA 17013

Shopping Center For Sale



PARCEL SIZE

03-21-0318-142 = 11 +/- Acres (After Proposed Subdivision)

SQUARE FOOTAGE

Enclosed Mall Space: **100,000 SF** F&M Bank Kiosk: **280 SF**
Anchor Box Space: **60,000 SF**

CONSTRUCTED/RENOVATED

First Built: **1965**
Renovated: **1984 & 2003**

2025 DEMOGRAPHICS

Population: **9,236** Daytime Population: **14,024**
Average HH Income: **\$76,515 within 1 mile of the site**

ABUNDANT AMENITIES

The immediate area has national retail including grocery presence from Giant, Weis, Walmart and Aldi. Unlike other major retail centers in the area, the parcel is well positioned in nearby neighborhoods and has easy access to Interstate 81 via both East High Street and York Road.

Significant exposure along East High Street and York Road which carry combined average daily traffic in excess of 27,000 vehicles per day by the site.

PARCEL MAP

PARCEL SIZE (After Proposed Subdivision)

Main Parcel: 03-21-0318-142 = 11 +/- Acres



PROPERTY TAX 2025

\$114,000

for portion of parcel in offering

ZONING INFORMATION

Per the Carlisle Borough Zoning Map, the site is located in the C-2 Shopping Center/Mixed use District.

Per the Carlisle Borough Zoning Ordinance 255-69, a sample of uses permitted by right in any C-2 District include retail sales, exercise clubs, offices, financial institutions with drive through, QSR's or restaurants with drive through, personal services, day care & trade schools.

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MARKET AERIAL

