

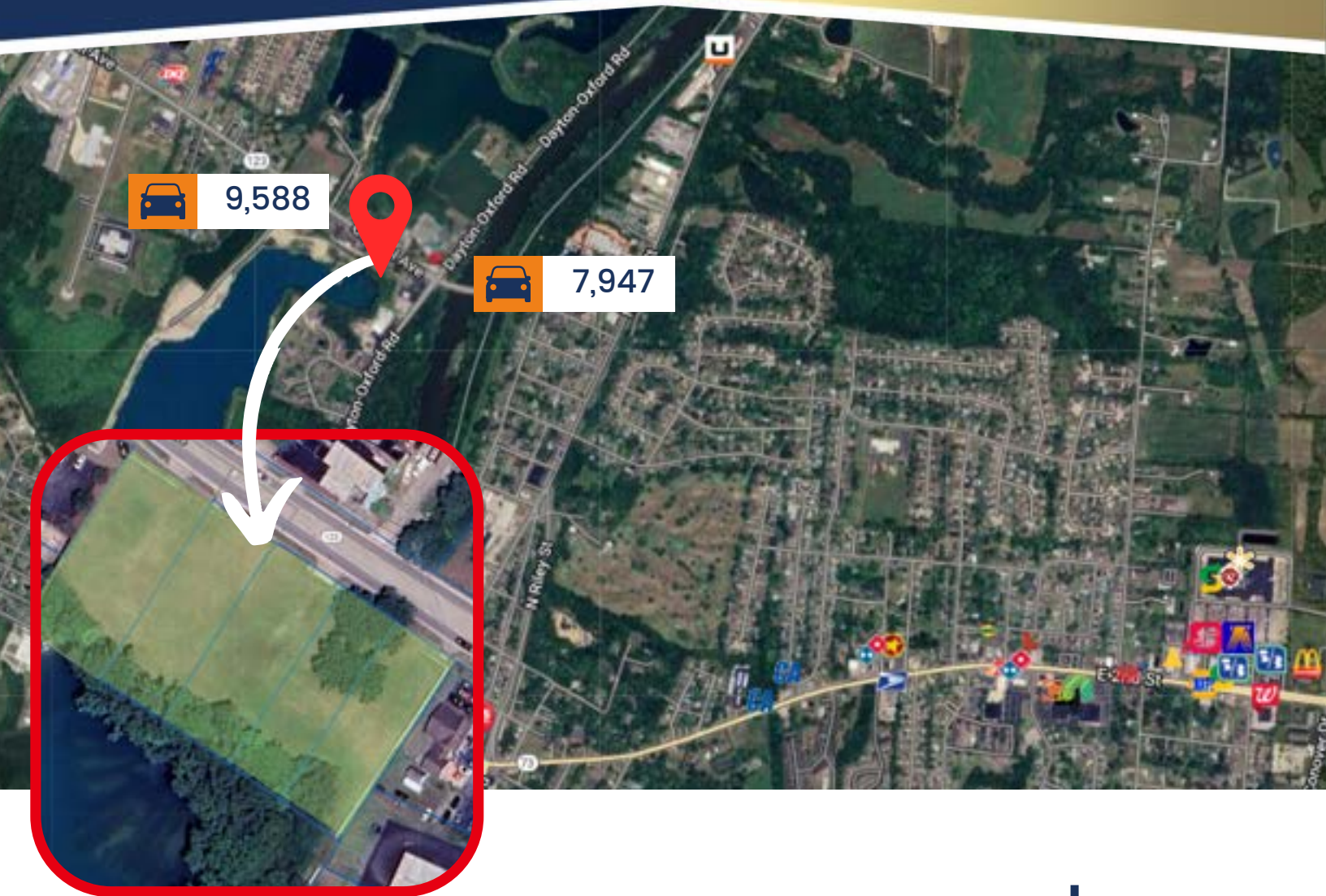


FOR SALE | 301 CENTRAL AVENUE
CARLISLE, OH 45005

Property Highlights

PARCEL IDS:

- 0134302011 (0.334 ACRES)
- 0134302015 (0.512 acres)
- 0134302009 (0.437 acres)
- 0134302013 (0.386 ACRES)
- 0134302018 (0.411 acres)
- IDEAL OPPORTUNITY FOR RETAIL OR SERVICE BUSINESS TO ESTABLISH A DYNAMIC PRESENCE IN THE THRIVING, GROWING COMMUNITY OF CARLISLE
- ESPECIALLY SUITED FOR A RESTAURANT/BREWERY WITH POSSIBLE OUTDOOR SEATING OVERLOOKING THE RESERVOIR BEHIND THE PROPERTY
- 2.08 ACRES
- GREAT VISIBILITY, LOCATED AT GATEWAY TO THE CITY OF CARLISLE
- 14,594 CARS PER DAY
- ZONED B2, WITH MANY ALLOWED USES, SEE ATTACHED ALLOWED USES AND LIST OF EXCLUDED USES
- SEE ATTACHED RFP FOR DETAILS



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SALE**

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	19,183	80,438	281,052
HOUSEHOLDS	7,805	31,861	113,191
HH INCOME	\$73,920	\$92,863	\$95,670

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