



DENNISON CIRCLE 0.94 ACRE
CARLISLE, PA 17013

MCDONALD'S

GIANT

LOGISTICS & DISTRIBUTION CENTERS

LINDT CHOCOLATE DISTRIBUTION

UPMC CARLISLE

FAIRFIELD BY MARRIOTT INN

MEYER DISTRIBUTING

AT HOME

AMAZON FULFILMENT

0.94 ACRE

MAINSTAY SUITES

SHEETZ

ALLEN DISTRIBUTION CENTERS

GOODMAN LOGISTICS CENTER



EXIT 44

LOGISTICS & DISTRIBUTION CENTERS

47,506 VEHICLES PER DAY

SC JOHNSON & AMES DISTRIBUTION CENTERS

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*Boundaries are approximate

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AMAZON FULFILMENT

WOODSPRING SUITES

MAINSTAY SUITES

0.94 ACRE

10,389 VEHICLES PER DAY

I-81 N OFF RAMP, EXIT 44

LAND / DEVELOPMENT FOR SALE

DENNISON CIRCLE CARLISLE, PA 17013

SALE PRICE / \$450,000

TOTAL ACREAGE / 0.94 (+/-) ACRE

LOCATED / SOUTH MIDDLETON TOWNSHIP

PROPERTY TYPE / LAND/DEVELOPMENT

**PROPERTY FEATURES / EASY ACCESS
FROM INTERSTATE, CLOSE TO MANY
AMENITIES**

Exceptional Development Opportunity – 0.94 Acre Available

- Utilities available to the site, helping streamline future development
- Excellent site visibility from Dennison Circle
- Flexible commercial potential for a variety of future uses, subject to zoning and approvals
- Established commercial setting with an existing hospitality property immediately adjacent
- Rare opportunity to acquire land in an established Carlisle commercial corridor
- Ideal for an owner-user, investor, or developer seeking a strategically positioned commercial site
- Opportunity to capitalize on existing traffic and activity generated by nearby businesses and hospitality uses
- **47,506 vehicles per day** Along I-81 (Provided by Esri and Data Axle, 2026).

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Located within South Middleton Township
- Part of Parcel: 40-09-0527-087
- Zoning: I-3 Industrial

LOCATION APPEAL

- Strategic Carlisle Location with convenient access to major transportation routes and the surrounding Central Pennsylvania market
- Directly Adjacent to MainStay Suites Carlisle - Harrisburg, providing an established hospitality presence and built-in traffic
- Minutes from I-81 Exit 44, offering convenient regional connectivity
- Easy Access to U.S. Route 11 and PA Route 34
- Close Proximity to Downtown Carlisle, featuring restaurants, retail, entertainment, and local services
- Near Carlisle Fairgrounds, a major regional destination for automotive events, trade shows, and other gatherings
- Convenient to Dickinson College, Penn State Dickinson Law, and Carlisle Barracks
- Near Major Employers and Institutional Anchors throughout the Carlisle/Cumberland County market
- Surrounded by Restaurants, Retail, Grocery, and Everyday Amenities
- Approximately 30 Minutes to Harrisburg, providing access to the broader capital-region market
- Strong Location for Warehousing/Distribution, Retail, Service, or Other Commercial Uses, subject to applicable zoning and approvals

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	PPL
Natural Gas	UGI Utilities
Water	South Middleton Twp
Sewer	South Middleton Twp
Trash	Waste Management
Cable / Internet	Multiple Providers

DIRECTIONS

1. Take I-81 to Exit 44 toward Carlisle/Plainfield.
2. From I-81 North, turn right onto Allen Road.
3. From I-81 South, turn left onto Allen Road.
4. Turn right onto Dennison Circle.
5. The site is located on the right side of the road, past the MainStay Suites.

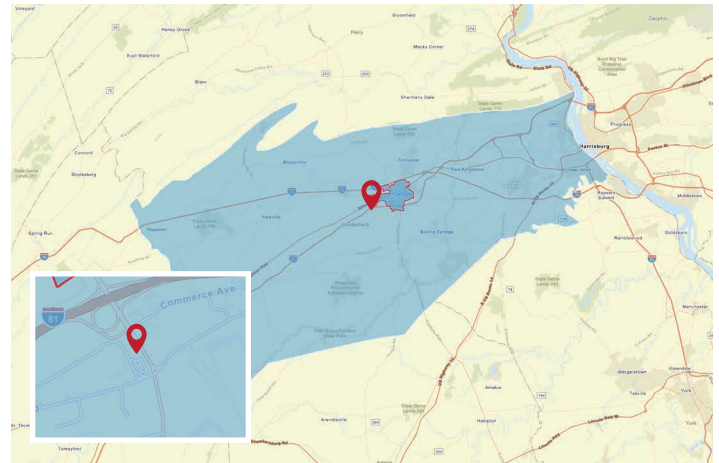
LOCATION ANALYSIS

Cumberland County is located in South Central Pennsylvania with Carlisle as the county seat. The county landscape is comprised of urban communities and rich farmland, spanning 555 square miles with more than 270,000 residents across 33 municipalities. Its strategic location provides convenient access to major markets including Philadelphia, Baltimore and Washington, D.C., and places more than 50% of the U.S. population within a ten-hour drive. The county is also home to six colleges and universities, including the U.S. Army War College, Shippensburg University and Dickinson College. With a strong location, diverse communities and educational opportunities, the future for Cumberland County is bright.

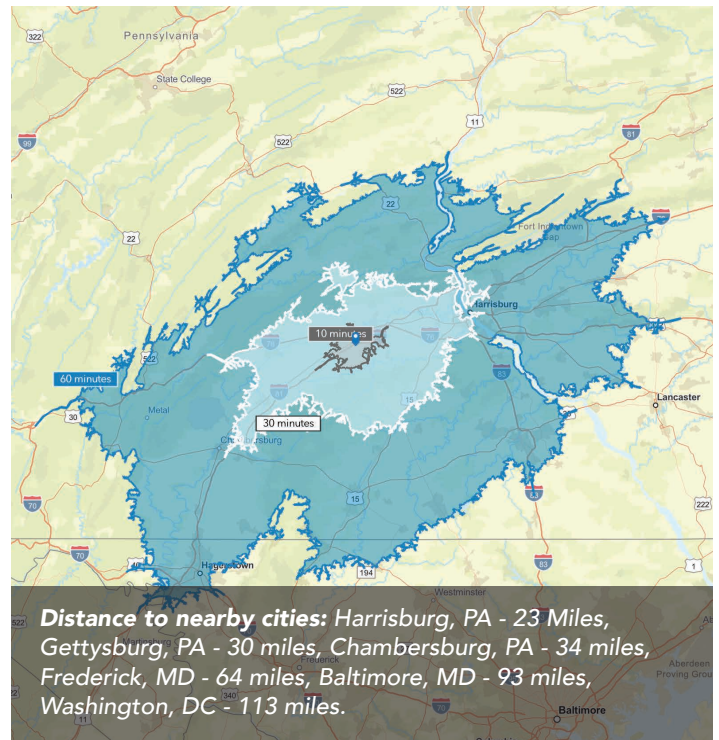
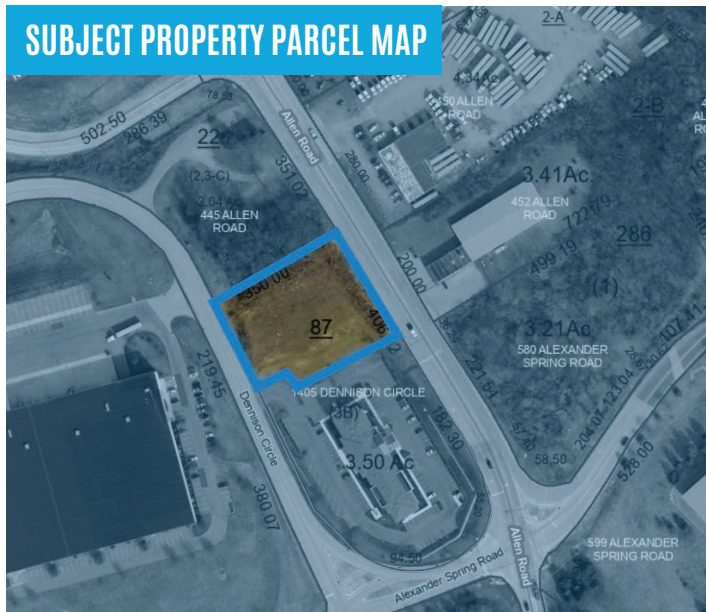
Cumberland County has a total population of 273,759 and a median household income of \$95,992. Total number of businesses is 9,408.

The **City of Carlisle** has a total population of 21,269 and a median household income of \$68,315. Total number of businesses is 1,009.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2026.



■ Cumberland County, PA ■ Carlisle City Limits ■ Subject Location



FOR SALE
LAND / DEVELOPMENT - LOCATED OFF I-81, EXIT 44
0.94 ACRE DENNISON CIRCLE · CARLISLE, PA 17013

AERIAL PHOTO



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property is referenced with a yellow star, located approximately 0.7 mile from I-81 (Exit 44).

● Along I-81 there is an average daily traffic count of 47,506 vehicles per day. (Provided by Esri, 2026).

- | | |
|---------------------------------|--|
| 1 Subway | 11 Amazon Fulfilment |
| 2 Sheetz | 12 Allen Distribution |
| 3 Logistics/Distribution center | 13 WoodSpring Suites |
| 4 Burger King | 14 Holiday Inn Express & Suites |
| 5 Meyer Distributing | 15 Fairfield by Marriott Inn & Suites |
| 6 At Home distribution center | 16 Country Inn & Suites |
| 7 GEODIS Contract Logistics | 17 Lindt Chocolate Distribution, Metro Logistics |
| 8 Logistics/Distribution center | 18 UPMC Carlisle |
| 9 MainStay Suites | 19 GIANT |
| 10 Allen Distribution | 20 McDonald's |

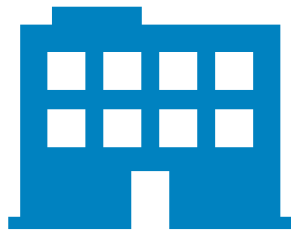
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



21,537

Total
Population



1,101

Businesses



36,383

Daytime
Population



\$346,924

Median Home
Value



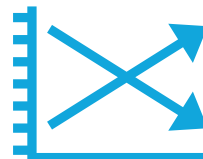
\$45,408

Per Capita
Income



\$80,977

Median Household
Income



0.8%

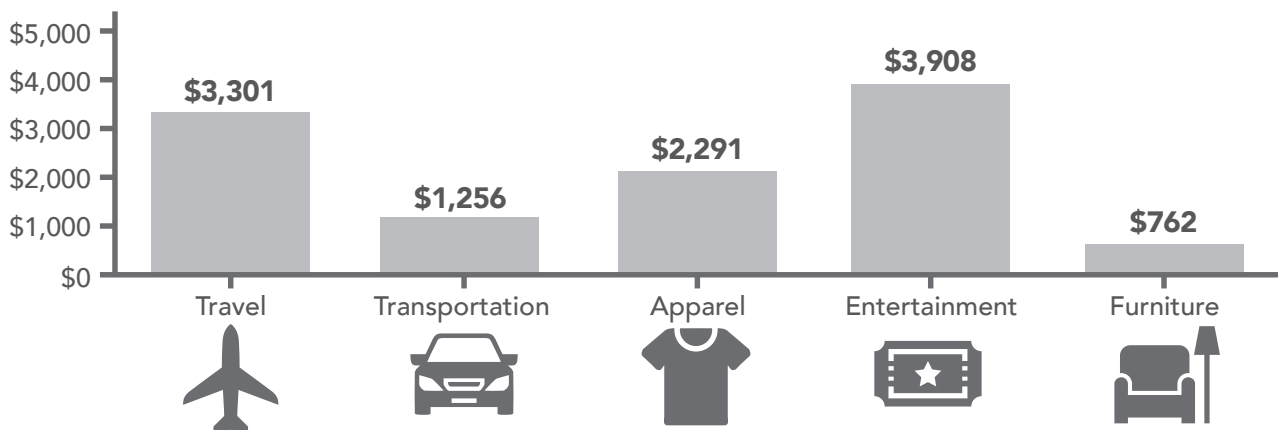
2026-2031
Pop Growth Rate



8,794

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2026, 2031. Spending facts are average annual dollar per household.

5 MILE RADIUS



50,294

Total
Population



1,947

Businesses



61,416

Daytime
Population



\$324,235

Median Home
Value



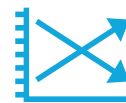
\$45,840

Per Capita
Income



\$85,143

Median
Household
Income



0.8%

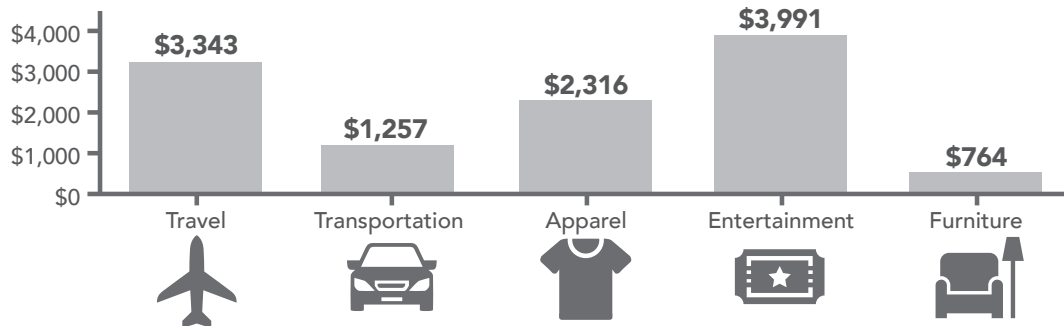
2026-2031
Pop Growth
Rate



20,298

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



89,482

Total
Population



2,934

Businesses



95,138

Daytime
Population



\$341,400

Median Home
Value



\$46,627

Per Capita
Income



\$88,689

Median
Household
Income



0.6%

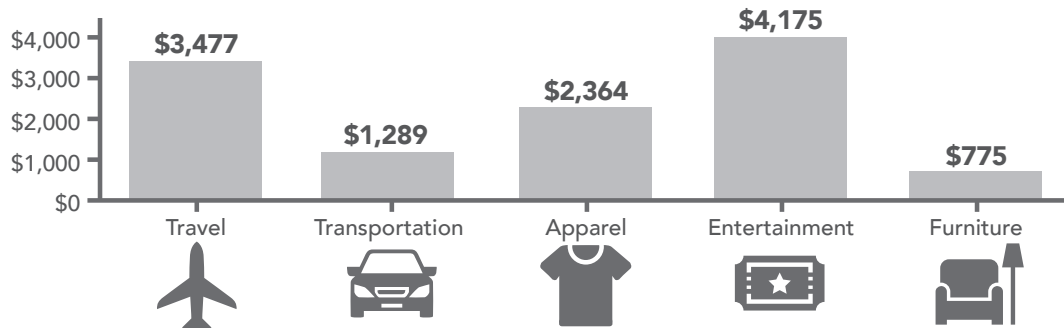
2026-2031
Pop Growth
Rate



36,231

Housing Units
(2020)

KEY SPENDING FACTS



AERIALS

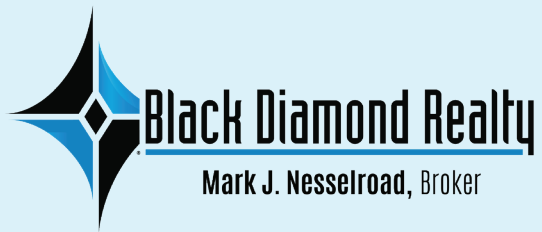


FOR SALE
LAND / DEVELOPMENT - LOCATED OFF I-81, EXIT 44
0.94 ACRE DENNISON CIRCLE · CARLISLE, PA 17013

**Boundaries are approximate*



Aerial Facing North.



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