

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

- 11.71 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)
- 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

*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

Main Parcel: **03-21-0318-142 = 11 +/- Acres**
Burger King Pad: **03-22-0487-010 = 0.71 Acres**

SQUARE FOOTAGE

Enclosed Mall Space: **100,000 SF** Burger King: **3,500 SF**
Anchor Box Space: **60,000 SF** F&M Bank Kiosk: **280 SF**

CONSTRUCTED/RENOVATED

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

2023 DEMOGRAPHICS

Population: **8,826** Daytime Population: **13,062**
Average HH Income: **\$78,912 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



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Shopping Center For Sale

MARKET AERIAL

23,328 VPD

7,830 VPD

29,123 VPD

19,095 VPD

7,446 VPD

6,861 VPD

Carlisle Crossing

Carlisle Commons

Carlisle Marketplace

GIANT

GIANT Great Clips

Walmart

Target

Kohl's

PETSMART

Sally's

Michaels

DOLLAR TREE

RITE AID

MEMBERS 1st

THE HOME DEPOT

Tractor Supply Co

Staples

TJ Maxx

CVS pharmacy

Santander

Dunkin'

Weis

Dunham's Sports

Lowe's

Burger King

AutoZone

Sheetz

Planet Fitness

Dickinson College

Walnut Bottom Rd

S Hanover St

Forge Rd

Cavalry Rd

Claremont Rd

Army Heritage Dr

EXIT 49

EXIT 48

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