

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$219,900
Municipality:	Middlesex
County:	Dauphin
Lot Size:	0.86 Acres
Zoning:	Commercial Highway
Taxes:	\$1,230.00 (\$615.00 each parcel)

PROPERTY OVERVIEW

Almost an acre of commercial zoned land available on one of the busiest corridors in Cumberland County. Great location just off of I-81 and close to the PA Turnpike interchange makes an outstanding location to capture traffic for any quick-service restaurant or C-store concept. Property consists of two parcels of land totaling 0.86 AC with flat topography and no wetland mitigation necessary. Commercial Highway zoning allows Close proximity to numerous restaurants, hotels, truck stops, and other drivers including Giant Food Stores corporate offices, the Carlisle Sports Emporium, and Carlisle Country Club.

PROPERTY HIGHLIGHTS

- 0.86 AC of Commercial Highway zoned land with flat topography and curb cut in place
- Great proximity to I-81, PA Turnpike, the city of Carlisle, and other drivers such as Giant headquarters and Carlisle Country Club
- Zoning allows for any retail use, restaurants, educational uses, hotels, business services, and much more



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RETAILER AERIAL

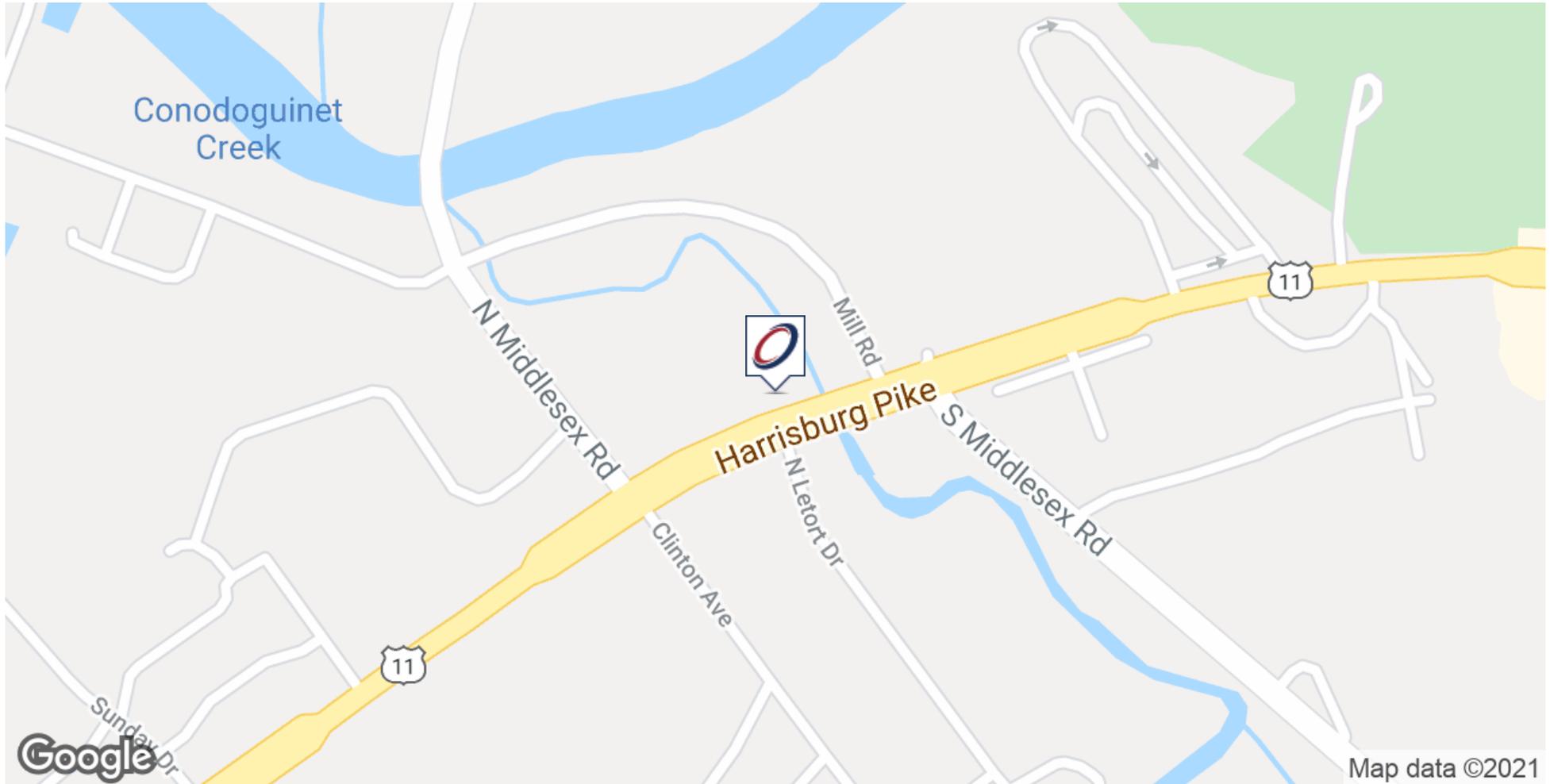


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LOCATION MAP



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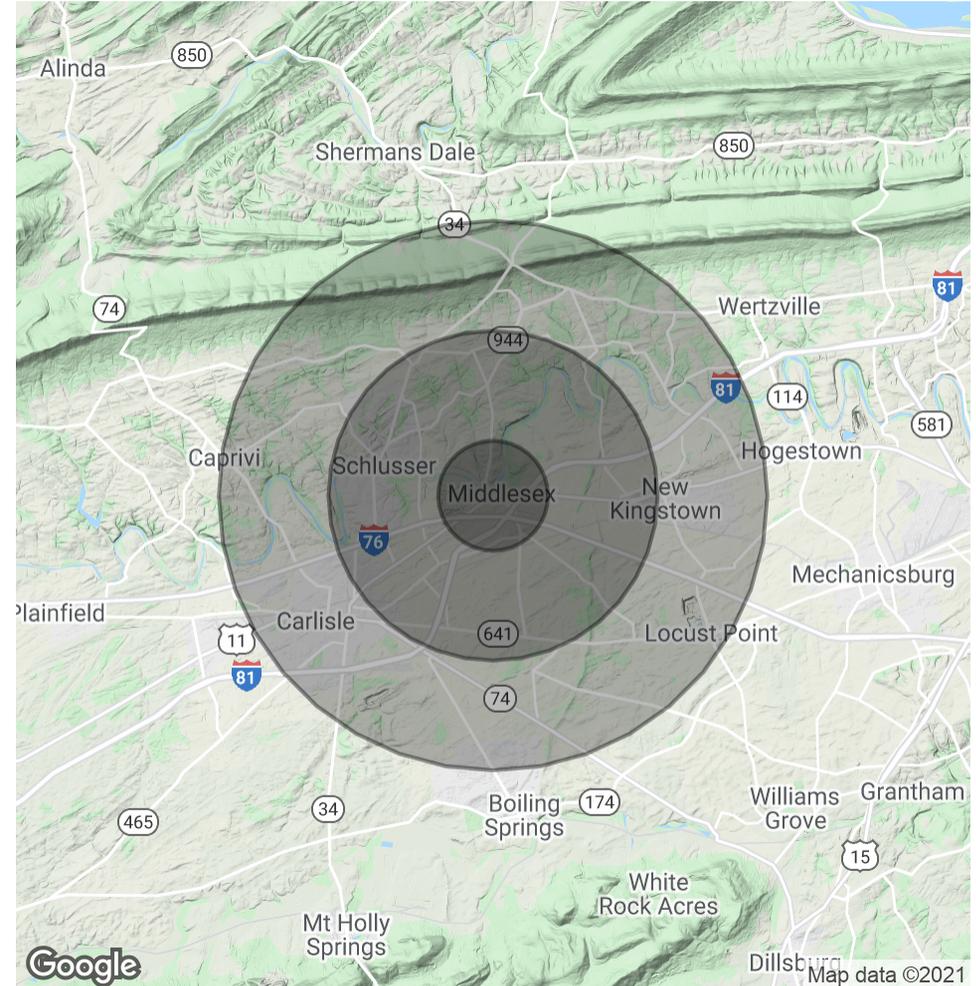
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,152	31,356	53,839
Average age	38.4	37.2	39.9
Average age (Male)	38.3	38.0	39.9
Average age (Female)	38.5	37.5	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,831	12,792	22,006
# of persons per HH	2.3	2.5	2.4
Average HH income	\$58,295	\$61,766	\$66,366
Average house value	\$155,760	\$166,144	\$174,878

* Demographic data derived from 2010 US Census



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