

Pad Site For Lease

1200F WALNUT BOTTOM ROAD | CARLISLE, PA 17015

Presented By:

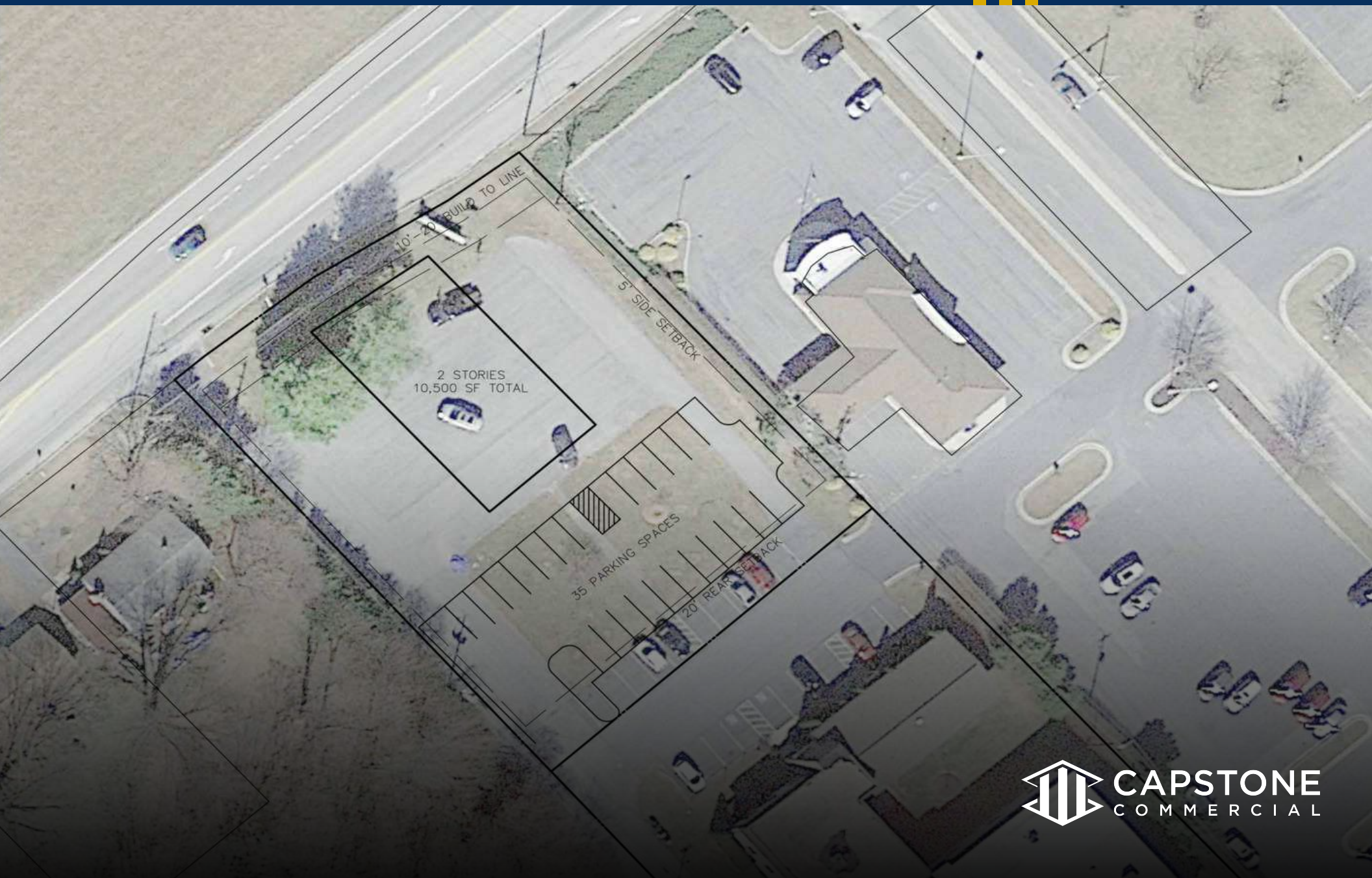
Ida McMurray, CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701

C: 717.443.5500



PROPERTY DETAILS

1200F Walnut Bottom Road | Carlisle, PA 17015



PROPERTY HIGHLIGHTS

- 0.75 acre pad site available for land lease
- Concept plan on file for 10,500 SF building
- Proposed 35 parking spaces
- Neighboring tenants include Dynamic Massage Therapy, Cumberland Valley Counseling Associates and more
- Drive-through possible

OFFERING SUMMARY

Lease Rate:	\$75,000.00 per year (Ground)
Lot Size:	0.75 Acres
Zoning:	L-2 Commercial
APN:	40-23-0604-008
Municipality:	South Middleton Twp
County:	Cumberland

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,270	11,206	21,718
Total Population	2,667	27,171	54,297
Average HH Income	\$109,905	\$92,413	\$103,084

CONCEPT PLAN

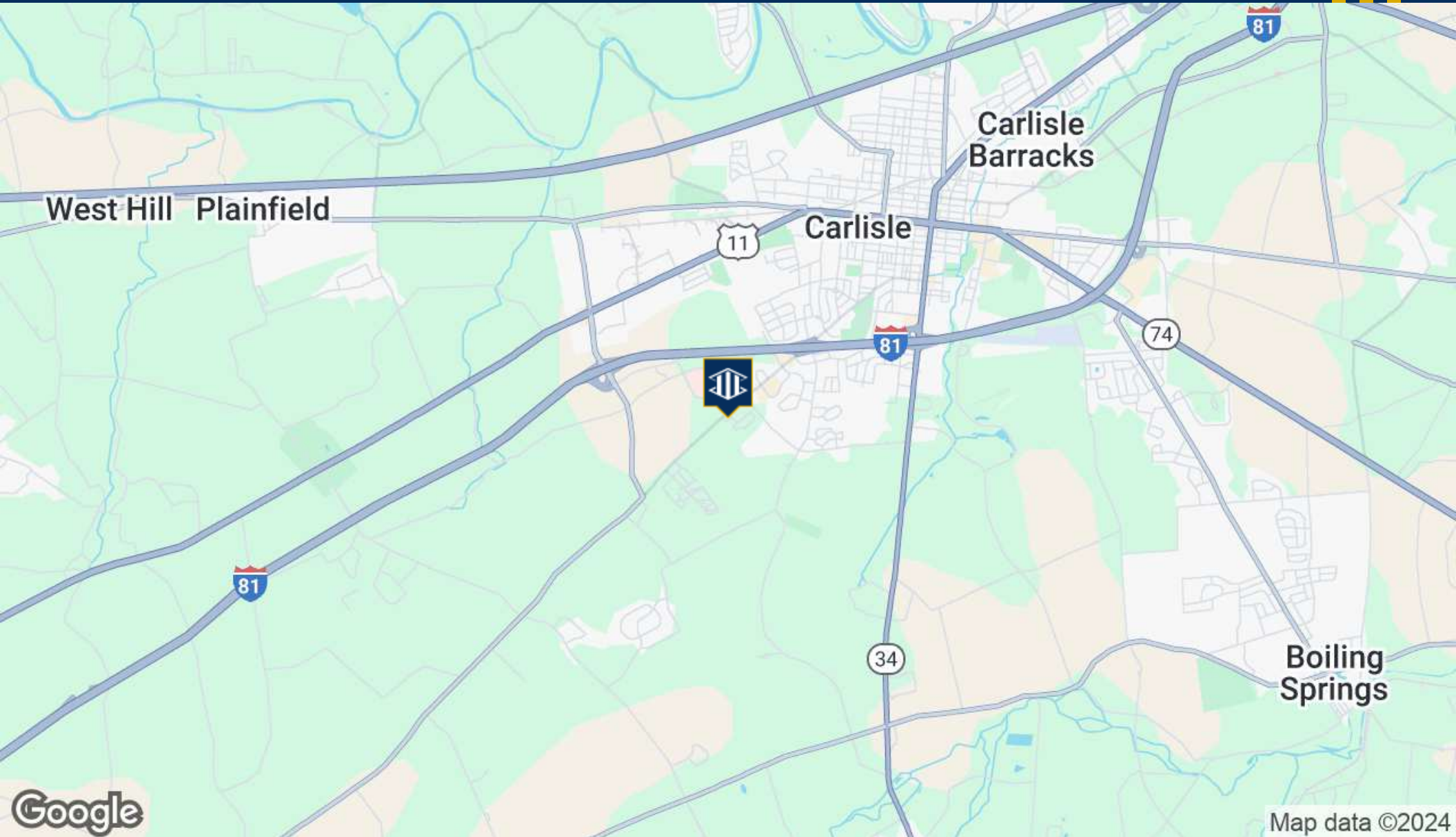
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Site Data (South Middleton Township)	
Total Tract Area	0.75 Acres
Total No. of Lots	1 Lot
Existing Use	Vacant
Proposed Use	Office
Zoning Data (Town Center-T-4)	
Minimum Lot Area	Required
Minimum Lot Width	NA
Front Bldg. Setback	10'-20'
Side Bldg. Setback	5'
Rear Bldg. Setback	20'
Bldg. Height	2-4 Stories
Max. Impervious Coverage	80%
Required Parking	1 space per 300 SF



PROXIMITY TO CARLISLE

1200F Walnut Bottom Road | Carlisle, PA 17015



CAPSTONE
COMMERCIAL

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ADVISOR BIO

1200F Walnut Bottom Road | Carlisle, PA 17015



Ida McMurray **CCIM, SIOR**

Principal & Senior Advisor

imcmurray@capstonecre.com

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(C) 717.443.5500

Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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LEGAL

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