



Owner-Occupant or Value Add Investment  
**OFFERING SUMMARY**

# 1225 Ritner Highway

Carlisle, PA

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# The Opportunity

Colliers is the owner’s exclusive agent to market and sell the 32,000 gross leasable square foot property formerly anchored by Food Lion Supermarkets at 1225 Ritner Highway in Carlisle, Pennsylvania, 17103. The suggested price is \$2,500,000, approximately \$78 per square foot of GLA.

The 4.47-acre Property offers 463 linear feet of frontage on busy Ritner Highway (aka West High Street and US 11). 1225 Ritner is adjacent to Dickinson College, NYSE-listed Carlisle Companies (CSL), and the heart of Carlisle Borough. Interchanges with I-76 and I-81 within four and two miles of the Property have spurred the development of 26,000,000 square feet of industrial distribution within a five-mile radius.

The Property is fully occupied by three tenants. Two of the tenants’ leases (totaling 95% of the building with 30,500 SF) can be terminated by the end of 2025, allowing a buyer to quickly occupy the spaces as an Owner-Occupant. Alternatively, an Investor purchaser might extend the lease terms or replace these MTM tenants with new market-rate tenants.

## VITAL DATA

Address	1225 Ritner Highway (aka West High Street / US 11), Carlisle, PA 17103		
County	Cumberland	Parking	185 surface spaces (5.78 per 1,000 SF GLA)
GLA SF	32,000	Utilities	PPL electric, Borough water and sewer
SF Leased	32,000	Year Built	1993
% GLA Leased	100%	Use	General-purpose, open-air, neighborhood strip center
# Units	Three	Zoning	C 3 - General Commercial (Carlisle Borough 12-12-24)
# Tenants	Three	Title	Fee simple
% Units Leased	100%	APN	49-08-0579-016
Land Area	4.47 acres	Offered Price	\$2,500,000 / \$78 per SF GLA

## Investment Highlights

- Owner-Occupant opportunity via MTM leases allowing easy termination
- Also, Investor opportunity by replacing MTM tenants with new market-rate merchants, or bringing MTM tenants to market rents with longer lease terms
- Current tenants have lengthy tenures
- Size, configuration, and location are suitable for multiple uses
- Highly visible on busy Ritner Highway
- Maintenance-free block and brick facades
- Three trailer-height loading docks
- Abundant parking at 5.78 per 1,000 SF GLA
- 463 feet of frontage
- Solid location in thriving Carlisle Borough adjacent to renowned Dickinson College
- Carlisle is the County Seat of Cumberland County, with the attendant presence of established governmental entities and employment centers such as Penn State’s Dickinson School of Law, the U.S. Army War College, and Carlisle Regional Medical Center
- Excellent income levels at all 1, 3, and 5 mile radii