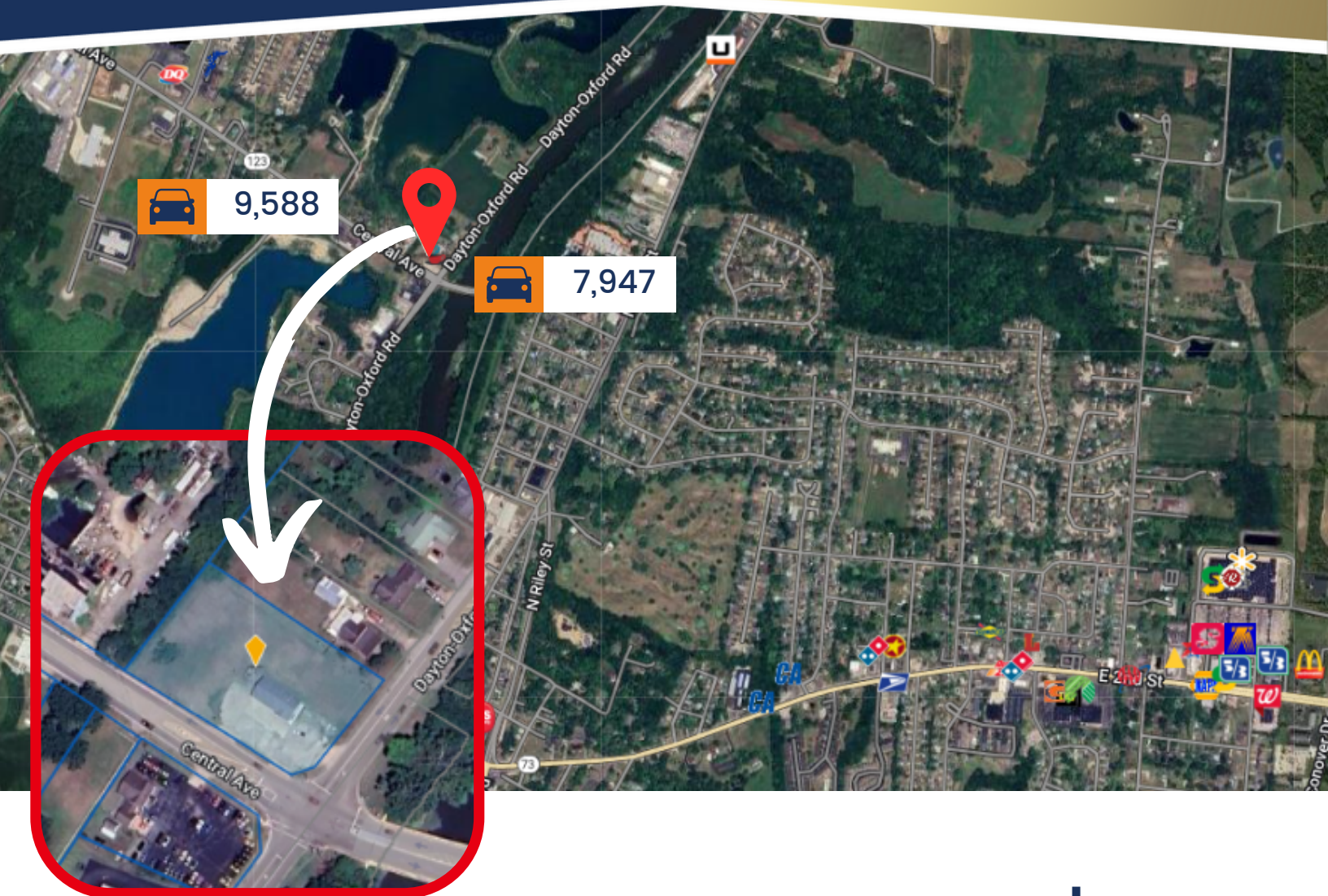




FOR SALE | 300 CENTRAL AVENUE
CARLISLE, OH 45005

Property Highlights

- PARCEL ID 0134301011
- IDEAL OPPORTUNITY FOR RETAIL OR SERVICE BUSINESS TO ESTABLISH A DYNAMIC PRESENCE IN THE THRIVING, GROWING COMMUNITY OF CARLISLE
- 1.21 ACRES
- GREAT VISIBILITY, LOCATED AT THE GATEWAY TO THE CITY OF CARLISLE
- 14,594 CARS PER DAY
- ZONED B2, WITH MANY ALLOWED USES; SEE ATTACHED ALLOWED USES AND LIST OF EXCLUDED USES
- SEE ATTACHED RFP FOR DETAILS
- EXISTING BUILDING IS 1,708 SF
- PHASE I ENVIRONMENTAL STUDY COMPLETED



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SALE**

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	19,183	80,438	281,052
HOUSEHOLDS	7,805	31,861	113,191
HH INCOME	\$73,920	\$92,863	\$95,670

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.