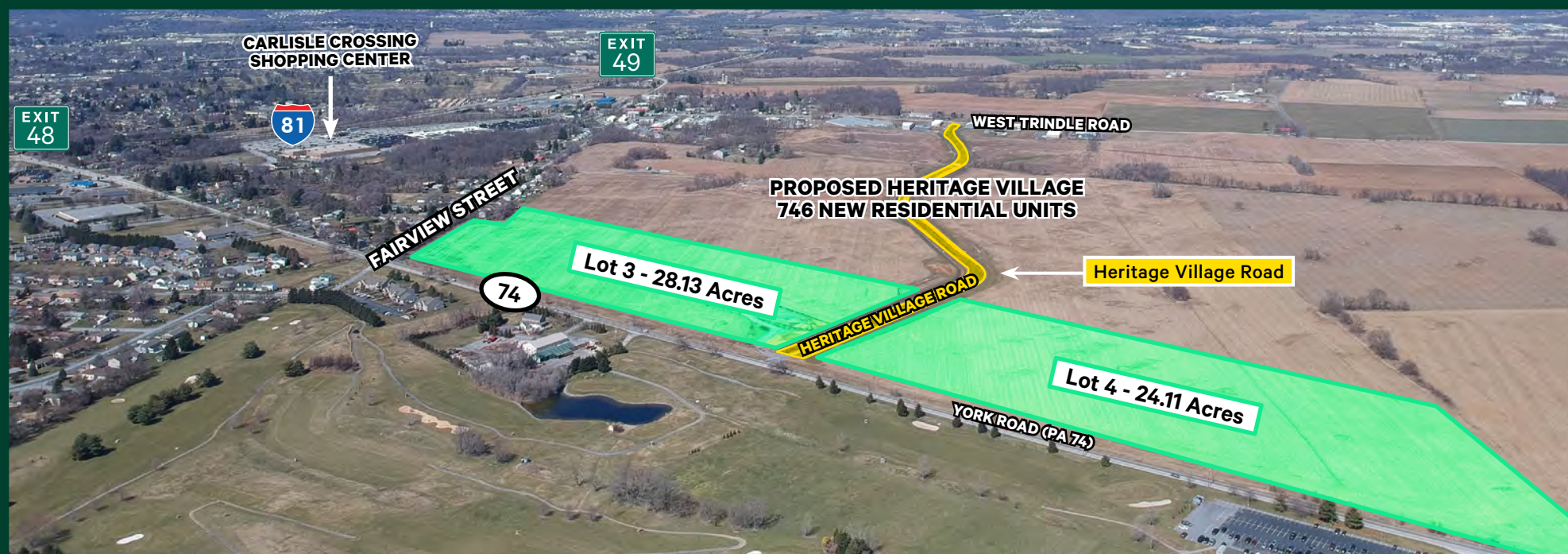


52.24 Acres for Sale

28.13 & 24.11 Acre Lots

Join Heritage Village's 746 New Residential Units less than 1 Mile from I-81 Exit 48



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CBRE

52.24 Unimproved Commercial Acres consisting of two lots of 28.13 Acres & 24.11 Acres
I-81 & PA-74 | Carlisle, PA 17013

Carlisle, PA Land For Sale

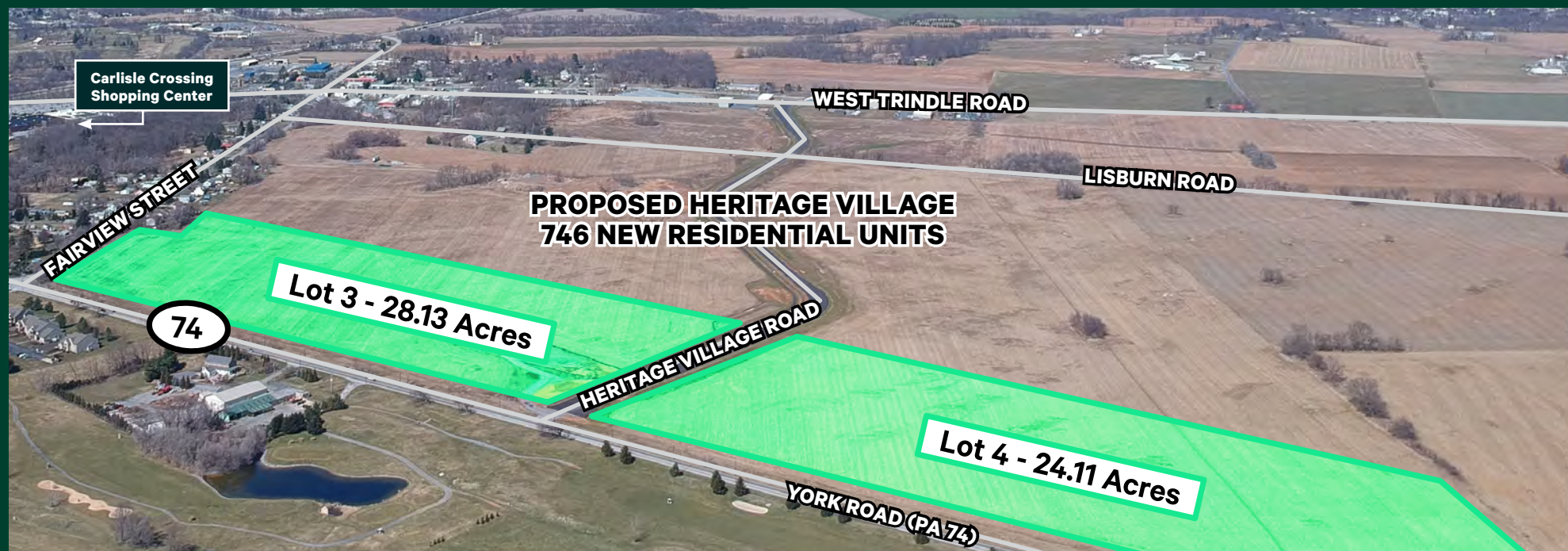
The Opportunity

CBRE, Inc. has been retained by ownership as the exclusive marketing advisor for the sale of a 52.24 Acre unimproved parcel consisting of two lots of 28.13 acres & 24.11 acres fronting Heritage Village's 746 new residential units less than 1 mile from I-81 Exit 48 (the "Property" or "Site") in Carlisle, South Middleton Township, Cumberland County, Pennsylvania.

The exceptional location is less than 30 minutes west of downtown Harrisburg along Interstate 81, and the Carlisle region has been named one of the country's best places to raise a family by Forbes magazine. Notable employers in the area include UPMC Pinnacle Hospitals, Amazon.com Services, Chewy, Dickinson College and Penn State Health Holy Spirit Hospital to name a few. The central location and a quality labor force have also made Interstate 81 exit 44 at Carlisle into a prime area for warehouses and distribution centers.

The Site is situated just beyond the eastern boundary of Carlisle Borough at the intersection of York Road (PA-74) and Fairview Street, across from the Mayapple Golf Course. The Site is zoned C-1 Commercial Light District. Permitted uses: Business & Professional Services, Repair Services, Retail Businesses, Professional Offices, Restaurants, Medical & Dental Clinical Facilities, Commercial Day Care, Essential Services, Greenways & Trails, Schools, Municipal Buildings & Services, and/or Accessory Uses customarily incidental to the permitted use.

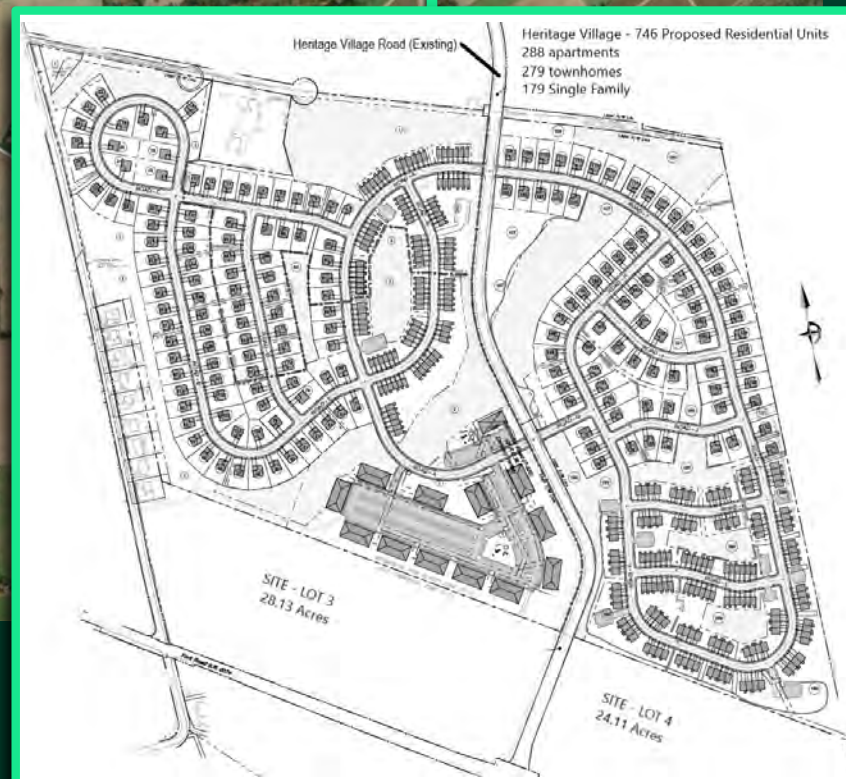
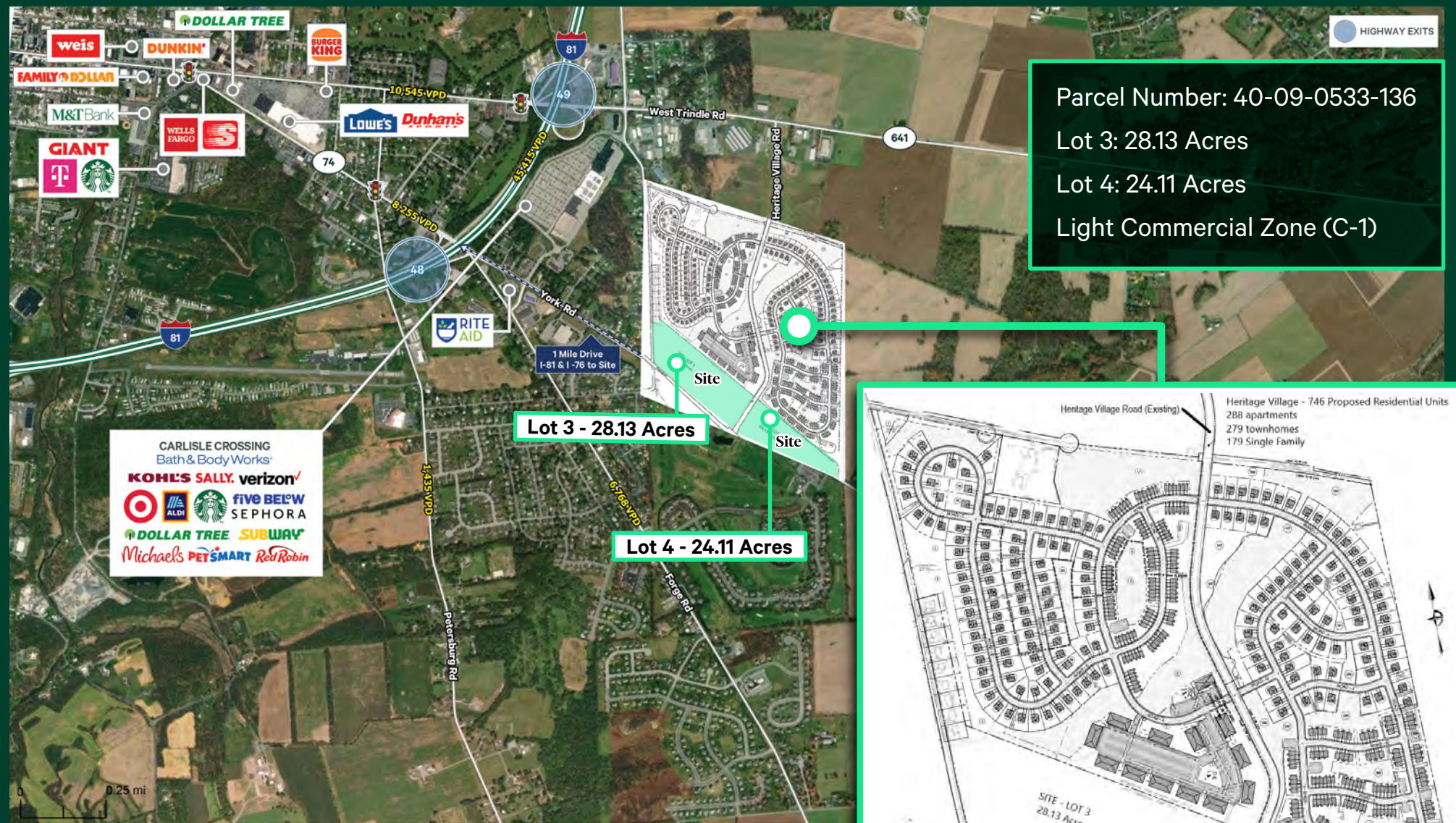
Ownership has worked in a public/private collaboration with South Middleton Township to build Heritage Village Road, a \$6.5 million road through the Site that connects West Trindle Road to the north with York Road.



52.24 Unimproved Commercial Acres consisting of two lots of 28.13 Acres & 24.11 Acres
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Carlisle, PA Land For Sale

Close Aerial



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Carlisle, PA Land For Sale

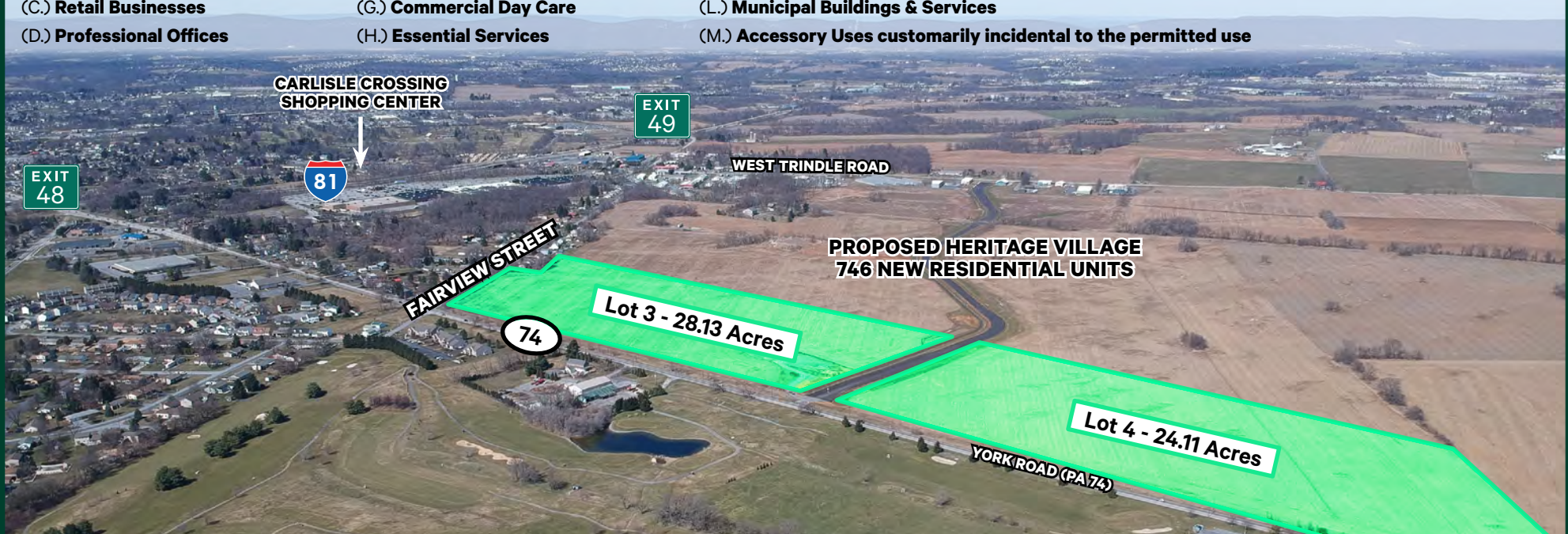
Zoning: Commercial Light District (C-1)

*Permitted uses per 1201.(1) of the South Middletown Township Subdivision and Land Development Ordinance:

- | | | |
|---------------------------------------|---|---|
| (A.) Business & Professional Services | (E.) Restaurants | (I.) Greenways & Trails |
| (B.) Repair Services | (F.) Medical & Dental Clinical Facilities | (K.) Schools |
| (C.) Retail Businesses | (G.) Commercial Day Care | (L.) Municipal Buildings & Services |
| (D.) Professional Offices | (H.) Essential Services | (M.) Accessory Uses customarily incidental to the permitted use |

Parcel Number: 40-09-0533-136

Total Parcel Size: 52.24 Acres



- A. Neighborhood Commercial Centers - defined as any group of permitted uses in Section 1201 (1) above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units located either in single or multiple buildings, pursuant to the provisions of Section 1612 and subject to the following requirements:
- II. The maximum gross floor area of any single building or group of buildings within the commercial center shall not exceed 100,000 square feet
- III. Only one commercial unit of between 10,001 and 45,000 square feet (anchor tenant) shall be permitted within the entire Neighborhood Commercial Center
- IV. Any buildings with multiple commercial units may have either the anchor tenant commercial unit between 10,001 and 45,000 square feet and one additional commercial unit of up to 10,000 square feet; or not more than two commercial units of up to 10,000 square feet each
- V. Except as set forth in Sections 1201(2)(a)(ii) and (iii) above, all other commercial units shall not exceed 5,000 square feet

*Conditional permitted uses (Sample):

- Taverns & Nightclubs
- Hospitals, Nursing, or Convalescent Homes
- Life Care Communities
- Social & Fraternal Organizations & Lodges
- Automobile Sales/Repair/Service/ Washing/Tire Sales
- Convenience Stores with gasoline sales
- Indoor Recreation Facilities
- Hotels & Motels

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Carlisle, PA Land For Sale

Active Communities Proximate to Site



The York-West Trindle Connector Road

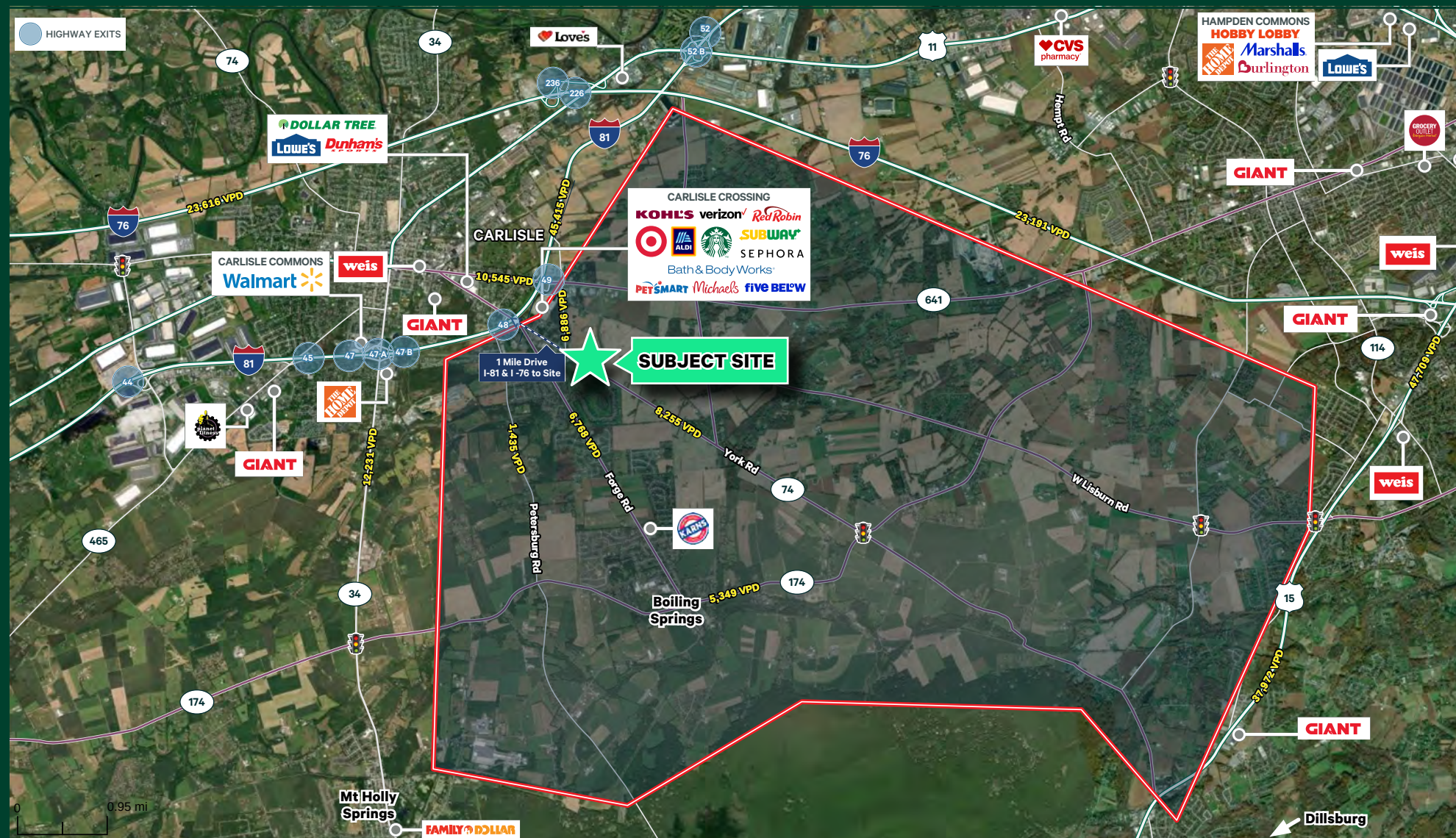
The new high volume connector serves as a byway between York and West Trindle roads to significantly reduce time between the north and south interchanges of Interstate 81.



I-81 & PA-74 | Carlisle, PA 17013

Market Aerial

Demographics 2024	Polygon	1 Mile	2 Miles	5 Miles
Population	18,393	3,532	23,417	55,653
Households - Current Year Estimate	7,016	1,538	9,302	22,381
Average Household Income	\$134,614	\$113,243	\$93,406	\$104,492
Median Household Income	\$106,701	\$100,289	\$68,228	\$77,518



www.cbre.us/retail

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