

Prime Downtown Carlisle — Where Foot Traffic Meets Opportunity

26 W HIGH STREET
CARLISLE, PA 17013

A rare downtown opportunity featuring a fully built-out, three-story restaurant and bar positioned along one of Carlisle's premier pedestrian corridors. With dual bar areas on both the first and second floors, eye popping interiors, outstanding curb appeal, and unbeatable walk-in foot traffic, this property is ready for an operator to hit the ground running. The package is rounded out by a residential apartment behind the commercial space for added income potential and dedicated parking in the rear — a complete mixed-use asset in the heart of downtown Carlisle.



FOR SALE

OFFERED AT \$793,900

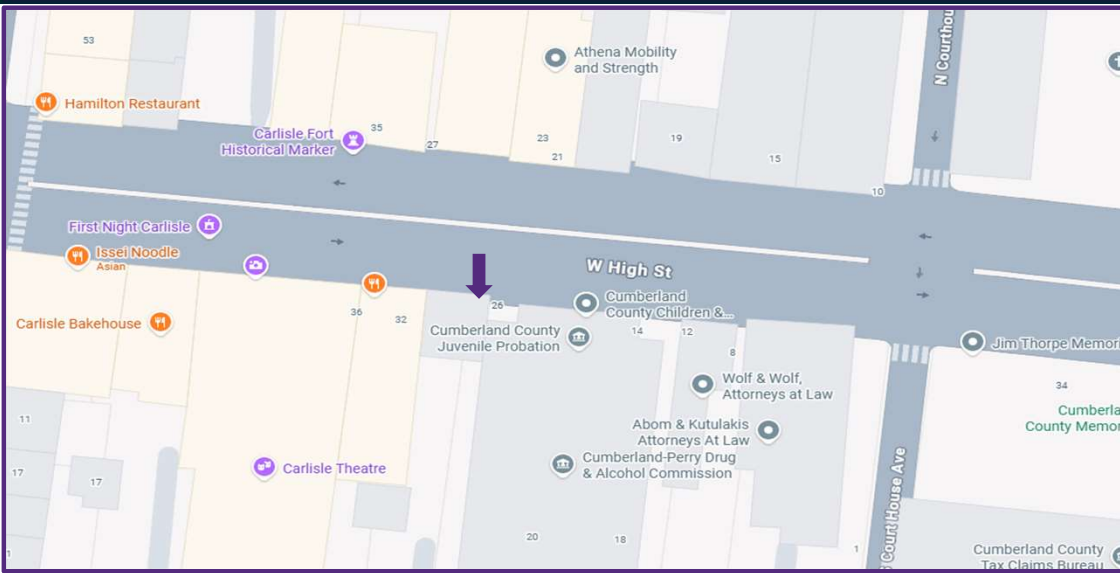


J. Michael Adler: 717.574.0452 | Brock M. Piper: 717.440.7129 | Doug Pugh: 717.329.1556

26 W HIGH STREET

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Location Overview



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	30,800	54,200	80,800
TOTAL EMPLOYEES	26,500	46,500	67,900
AVERAGE HHI	\$67,300	\$77,700	\$82,100
MEDIAN AGE	38	43	44



Traffic Counts:
W High Street – 12,000 | N Hanover St – 14,000 +/-



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Market Overview

Cumberland County Overview:

Cumberland Valley benefits from strategic proximity to major East Coast markets and regional seaports, supported by direct access to an extensive network of air, rail, and highway infrastructure. Located in South Central Pennsylvania, the County is well connected via Interstate 81, I-83, I-76 (Pennsylvania Turnpike), and U.S. Routes 11 and 15, enabling efficient movement of goods and people. The region is within a two-to three-hour drive of all major cities along the Northeast Corridor.

Additionally, its proximity to the state capital of Harrisburg provides access to key amenities and transportation hubs, including Harrisburg International Airport and Amtrak rail service

Cumberland County Stats

Population	# of Households	Median HH Income	Median Age
275,516	108,868	\$91,164	40.2

Top Employer's in Cumberland County

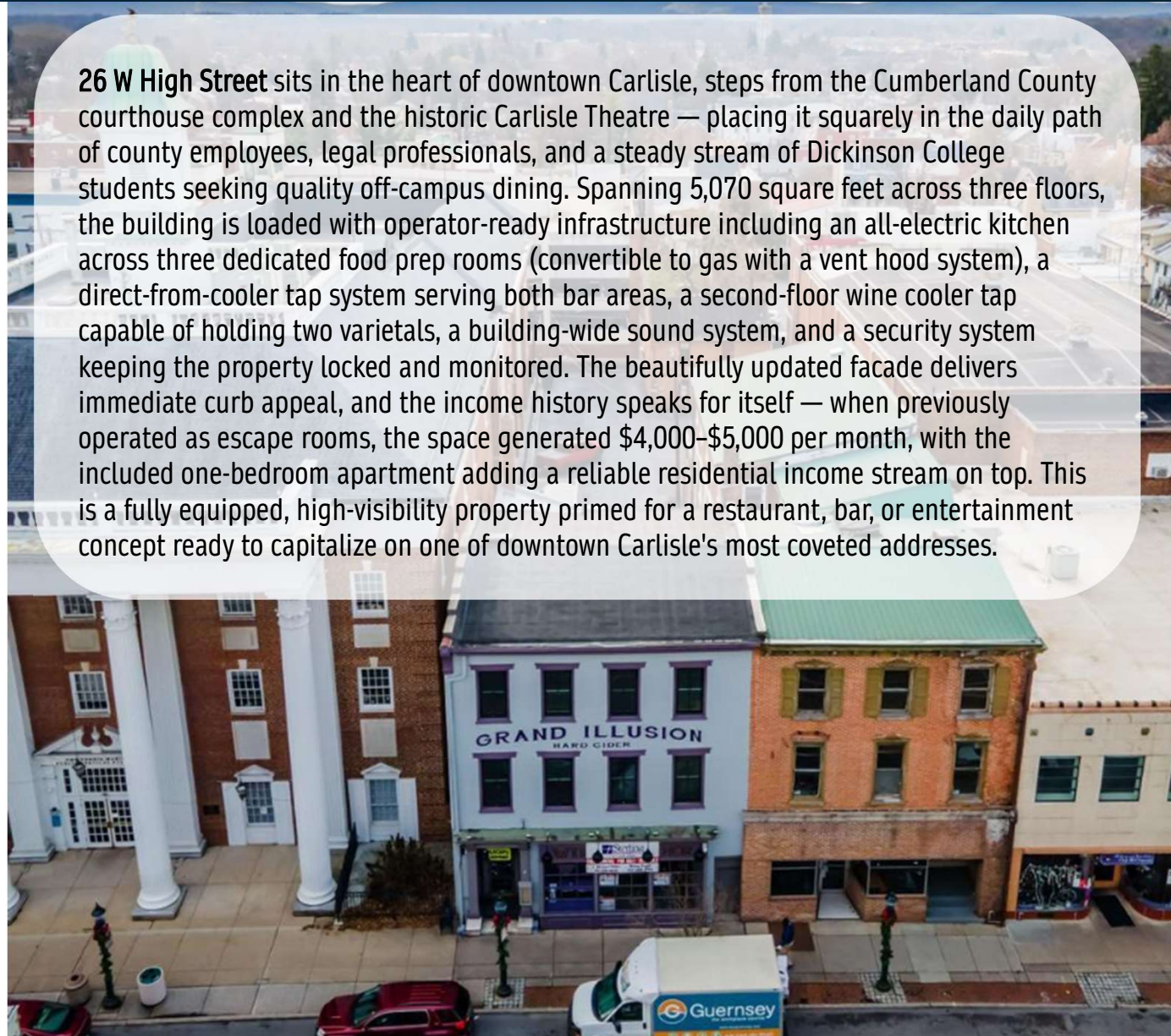
1. Federal Government
2. Amazon
3. Giant Food Stores
4. State Government
5. Select Employment Services
6. Exel, Inc.
7. Wal-Mart
8. Holy Spirit Hospital
9. Cumberland Valley School District
10. United Parcel Service, Inc.

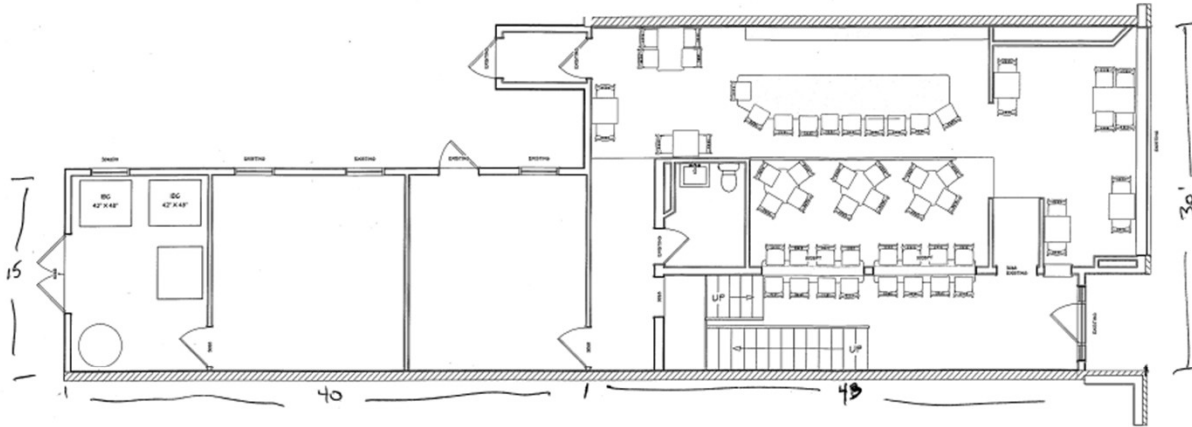


Building Information:

- Seating for 99 on both the first and second floor.
- 1 Bedroom Apartment renting for \$1200/mo.
- Approximately 5,070 SF of building space with 8-10 Downtown parking spaces
- Residential Tenants pay Electric
- Ability to build out 3rd floor into 2-bedroom apartment
- 1st Floor Bar as well as a smaller 2nd floor bar
- Recently renovated space setting up a business with an appealing downtown interior.

26 W High Street sits in the heart of downtown Carlisle, steps from the Cumberland County courthouse complex and the historic Carlisle Theatre — placing it squarely in the daily path of county employees, legal professionals, and a steady stream of Dickinson College students seeking quality off-campus dining. Spanning 5,070 square feet across three floors, the building is loaded with operator-ready infrastructure including an all-electric kitchen across three dedicated food prep rooms (convertible to gas with a vent hood system), a direct-from-cooler tap system serving both bar areas, a second-floor wine cooler tap capable of holding two varietals, a building-wide sound system, and a security system keeping the property locked and monitored. The beautifully updated facade delivers immediate curb appeal, and the income history speaks for itself — when previously operated as escape rooms, the space generated \$4,000–\$5,000 per month, with the included one-bedroom apartment adding a reliable residential income stream on top. This is a fully equipped, high-visibility property primed for a restaurant, bar, or entertainment concept ready to capitalize on one of downtown Carlisle's most coveted addresses.

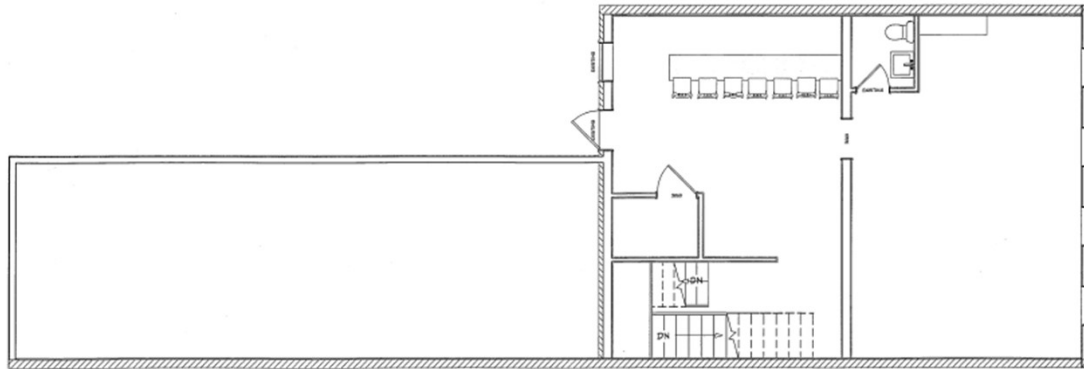




FIRST FLOOR SEATING PLAN

1/4" = 1'0

1st Fl: 1290 Floor
600 Floor
1890
2nd Fl: 1890
3rd Fl: 1290
5070 #



SECOND FLOOR SEATING PLAN

1/4" = 1'0

SEATING LAYOUT
GRAND ILLUSION CIDER BAR 26 W. HIGH STREET CARLISLE, PA 17013
MARK TAYLOR (717) 656-2666 MARK@DIAMONDDSIGNCONSULTING.COM DIAMONDDSIGNCONSULTING.COM
 <small>Commercial, Residential, Design, Construction</small>
DATE: 10/3/2017
SCALE: AS SHOWN
SHEET: 2 OF 2



About Sterling Property Management, Inc.

Office Location

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Established in 1989, Sterling Property Management, Inc. is a full-service real estate firm with decades of experience managing and advising a wide range of investment properties throughout Central Pennsylvania. The firm provides professional property management services for apartment complexes, individual residential homes, commercial office and retail buildings, and self-storage facilities, with a focus on operational efficiency, tenant relations, and long-term asset performance. Sterling is led by an experienced real estate broker who has been an active member of the Association of Realtors since 1986, bringing seasoned leadership and deep market knowledge to every assignment. In addition to property management, Sterling operates as a full-service Residential and Commercial Real Estate brokerage, representing buyers, sellers, landlords, and investors in transactions across all price ranges and property types.

With licensed agents experienced in both residential and large-scale commercial transactions, Sterling offers comprehensive support from acquisition and leasing to disposition and ongoing management. The firm currently manages properties and serves clients throughout Cumberland, Dauphin, Franklin, Perry, and York Counties, providing localized expertise and a proven track record of helping owners maximize value and cash flow.