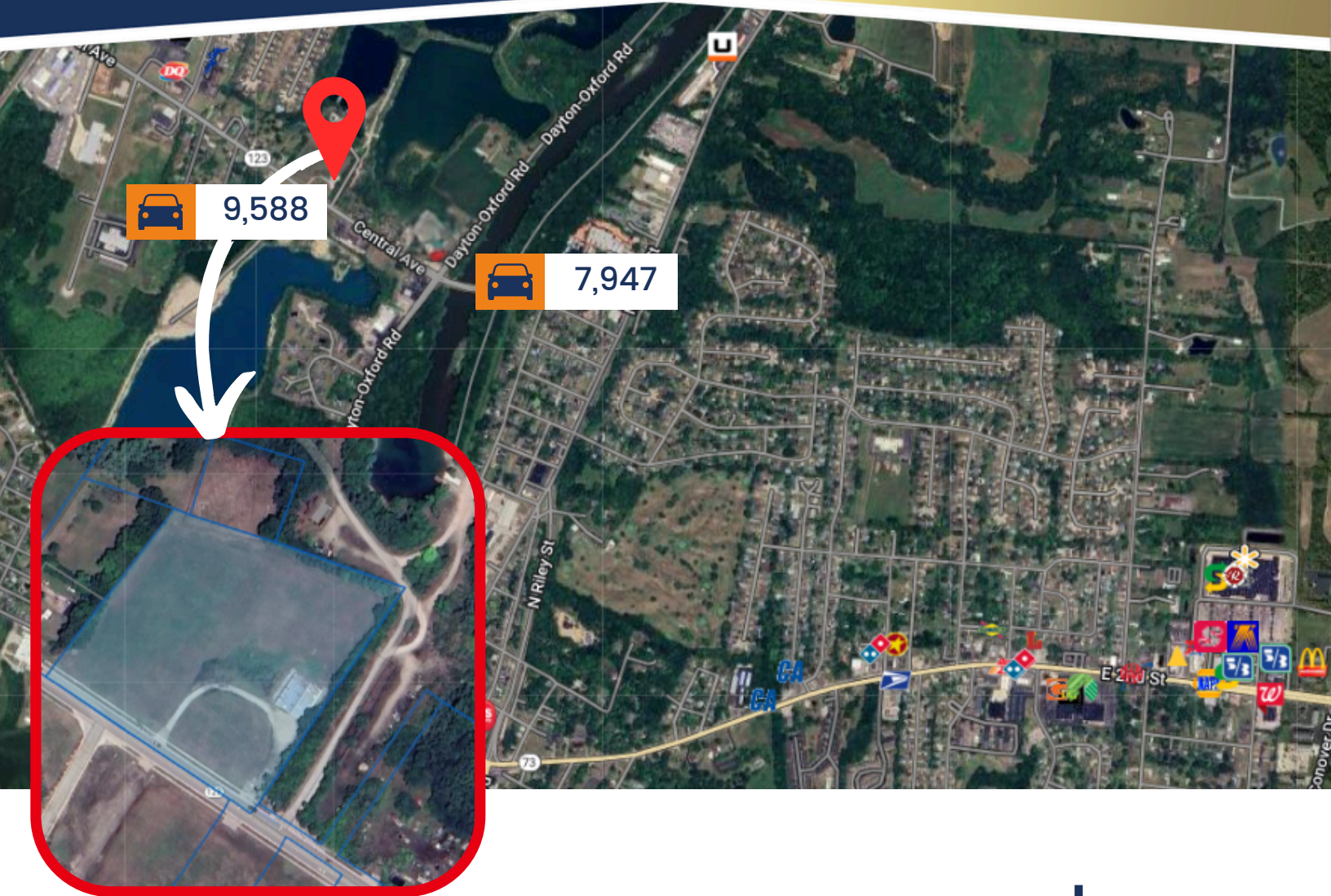




**FOR SALE** | 350 CENTRAL AVENUE  
CARLISLE, OH 45005

## Property Highlights

- PARCEL ID 0134301001
- IDEAL OPPORTUNITY FOR A COMMERCIAL BUSINESS TO ESTABLISH A DYNAMIC PRESENCE IN THE THRIVING, GROWING COMMUNITY OF CARLISLE
- 4.69 ACRES
- GREAT VISIBILITY, LOCATED ON CARLISLE'S MAIN THOROUGHFARE
- 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



**350 CENTRAL AVENUE | FOR  
CARLISLE, OH 45005 | 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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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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.