



For Lease  
**Retail Property**  
 \$10.00 SF/yr

# Alibis Eatery & Spirits

10 N. Pitt Street  
 Carlisle, Pennsylvania 17013

## Property Highlights

- 3,460 SF restaurant available for lease
- Multiple renovations completed in 2018
- Turnkey ready
- Located in Downtown Carlisle
- Available for sale

## Property Description

Downtown Carlisle turnkey restaurant available for lease. Property is within walking distance of the town square and Dickinson College.

### OFFERING SUMMARY

<b>Available SF</b>	3,460 SF
<b>Lease Rate</b>	\$10.00 SF/yr (NNN)
<b>Lot Size</b>	0.09 Acres
<b>Building Size</b>	3,460 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	12,863	\$54,259
<b>2 Miles</b>	25,479	\$59,282
<b>3 Miles</b>	34,639	\$61,869

For more information

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.  
 NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
 PA License #RB02432DA

# Property Details

ADDRESS:	10 N. Pitt Street Carlisle, PA 17013
COUNTY:	Cumberland
TAX PARCEL #:	05-21-0320-150
PARCEL SIZE:	0.09 Acres
ZONING:	Central Business District (C-1) & Historic Boundary
BUILDING FRONTAGE:	48' on N. Pitt Street
PARKING:	4
TOTAL BUILDING SF:	3,460 SF
AVAILABLE SF:	3,460 SF
YEAR BUILT:	1925
YEAR LAST RENOVATED:	2018
CONSTRUCTION:	Mix of stucco, vinyl & masonry
SIGNAGE:	Yes
RENOVATIONS (2018):	Bar & kitchen area refurbishment Range hood & fire suppression system Rain gutters, rubber roof, A/C units (kitchen & dining room) Hot water heater Security system

NUMBER OF FLOORS:	1
CEILING HEIGHT / TYPE:	10 ft / Drywall
ROOF:	Front: pitched with composite shingles; Rear: flat rubber
INTERIOR WALLS:	Drywall and painted wood
FLOOR TYPE:	Hardwood and ceramic tile
POWER:	200 amp
LIGHTING:	Recessed, wall-mounted & pendant
UTILITIES:	Water & Sewer: Public Gas: UGI Electric: 200 amp
RESTROOMS:	3
SECURITY:	Yes; security camera system, smoke detectors, emergency lights & exits
HVAC:	Gas fired forced hot air and central air
LEASE TYPE:	NNN
LEASE TERM:	36 months
RENTAL RATE:	\$10.00 SF/yr (NNN)
TAXES:	\$4,671.39
SALE PRICE:	\$425,000



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# Location Maps

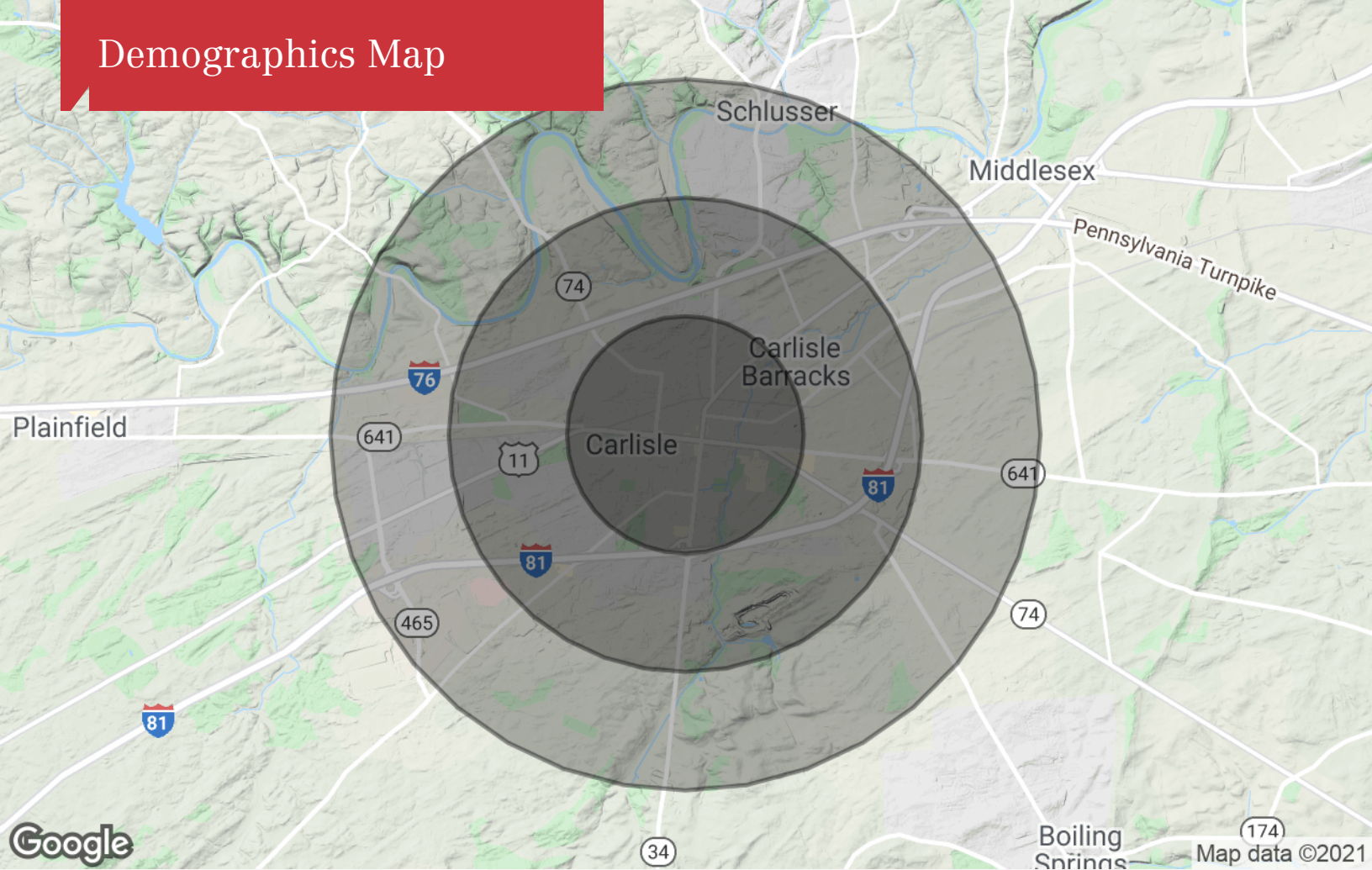


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# Demographics Map



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	12,863	25,479	34,639
MEDIAN AGE	31.4	35.8	37.8
MEDIAN AGE (MALE)	33.9	36.9	38.4
MEDIAN AGE (FEMALE)	31.1	36.0	38.2

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	5,172	10,444	14,209
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$54,259	\$59,282	\$61,869
AVERAGE HOUSE VALUE		\$201,306	\$185,662

## Race

	1 Mile	2 Miles	3 Miles
% WHITE	87.3%	88.7%	90.0%
% BLACK	7.7%	6.4%	5.5%
% ASIAN	4.5%	4.1%	3.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	0.5%	0.5%	0.4%

## Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	3.6%	3.7%	3.5%

\* Demographic data derived from 2010 US Census



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