

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$499,000
Building Size:	2,320 SF
Municipality:	South Middleton
County:	Cumberland
Lot Size:	1 Acres
Price / SF:	\$215.09
Zoning:	C-2 General Commercial
Taxes:	\$8,890.43

PROPERTY OVERVIEW

Excellent opportunity to purchase 2,320 SF former BB&T Bank located in Walnut Bottom Towne Center. Great visibility and signage. Located just minutes from I-81. Flexible General Commercial zoning permits many uses.

PROPERTY HIGHLIGHTS

- 2,320 SF former bank.
- 2 Drive-thru lanes.
- 27 on-site parking spaces.
- Located at signal intersection.



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1196 WALNUT BOTTOM ROAD

RETAIL PROPERTY FOR SALE

1196 Walnut Bottom Road Carlisle, PA 17015

ADDITIONAL PHOTOS



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AERIAL

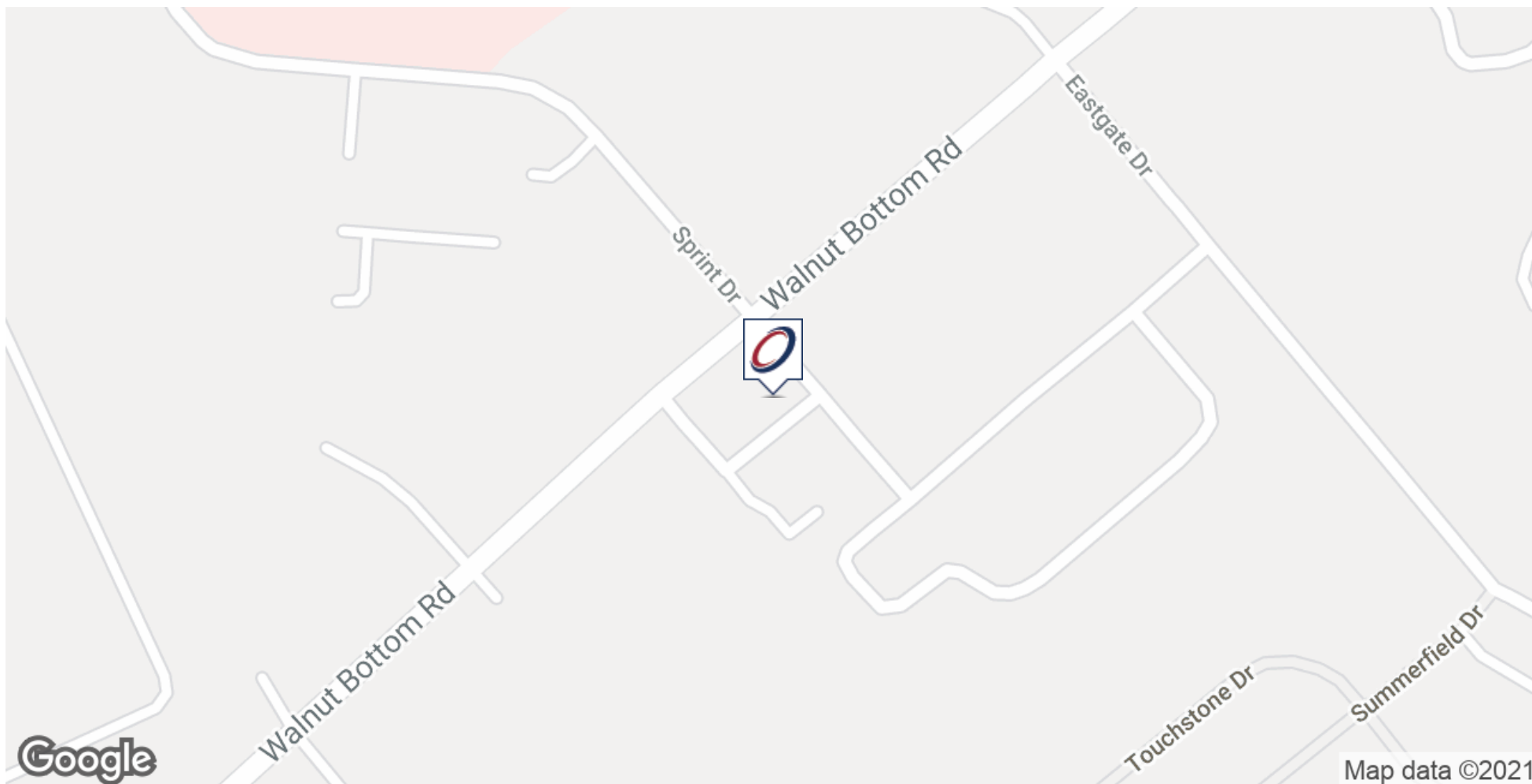


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LOCATION MAP



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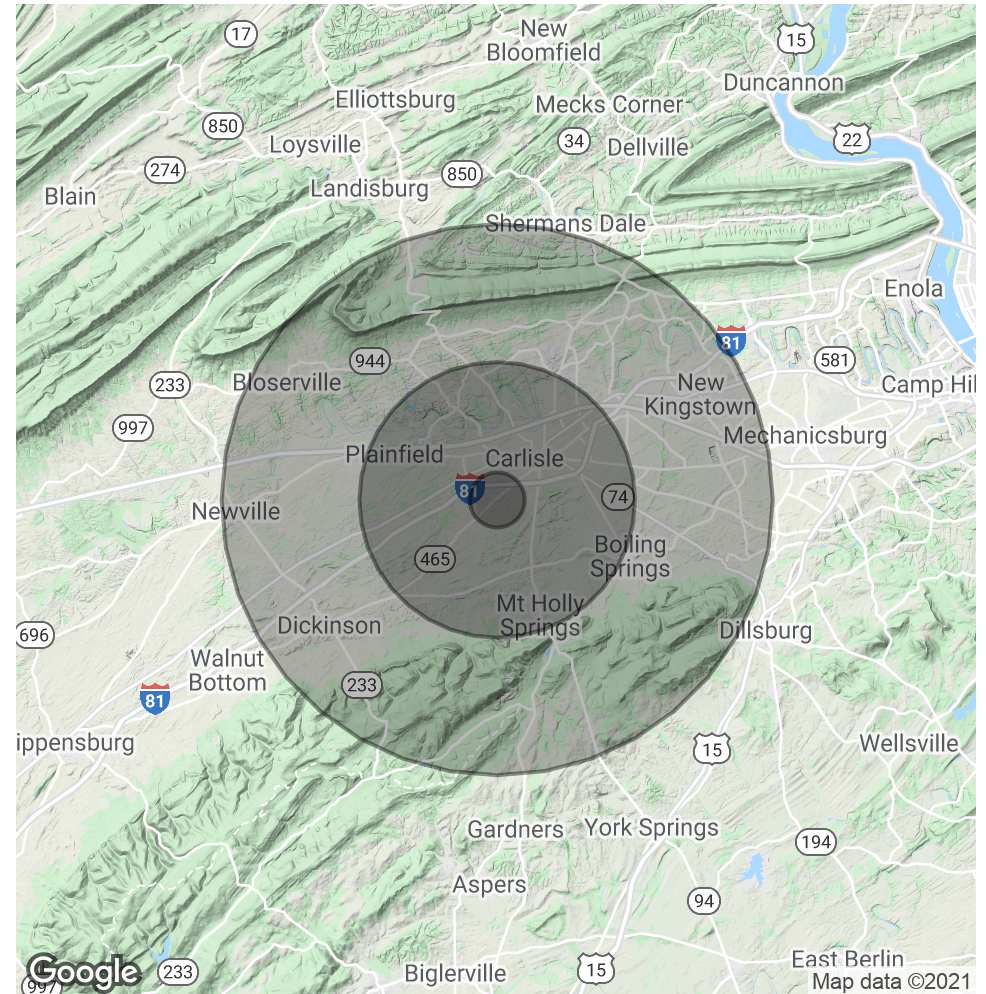
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,221	46,642	90,261
Average age	48.0	39.4	41.1
Average age (Male)	46.3	39.6	40.9
Average age (Female)	51.0	40.2	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	552	19,103	36,499
# of persons per HH	2.2	2.4	2.5
Average HH income	\$63,601	\$64,463	\$69,307
Average house value		\$218,845	\$199,209

* Demographic data derived from 2010 US Census



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