



# US ROUTE 11 / PA TURNPIKE SITE

NEQ US ROUTE 11 AND PA TURNPIKE , CARLISLE, PA 17013



## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	21.92 Acres
Price / Acre:	\$79,836
Zoning:	CH-Commercial Highway
County:	Cumberland County
Township:	Middlesex Township
Traffic Count:	226,484
Taxes:	\$2,369
Utilities:	Public water, sewer, gas

## PROPERTY OVERVIEW

21.92 Acres Commercial Land on US Route 11 and Pennsylvania Turnpike (Interstate 76), Carlisle interchange, 1/2 mile from Interstate-81.

## PROPERTY HIGHLIGHTS

- High traffic and visibility at Turnpike interchange
- Ideal for hotels, motels, motor vehicle sales, RV or boat sales, construction or farm equipment sales
- Carlisle is famous for the largest car show east of the Mississippi, within 1 mile of site
- Great site for a distribution hub for the North-East U.S.

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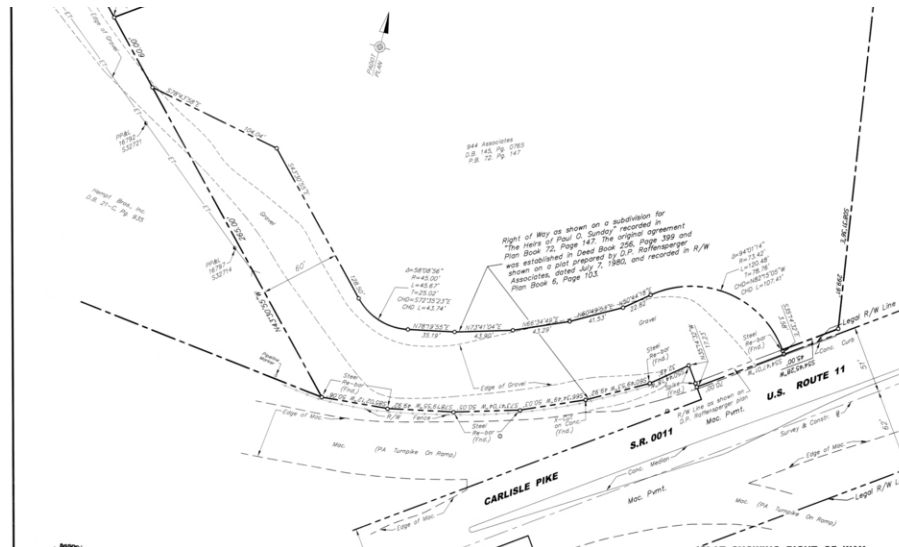






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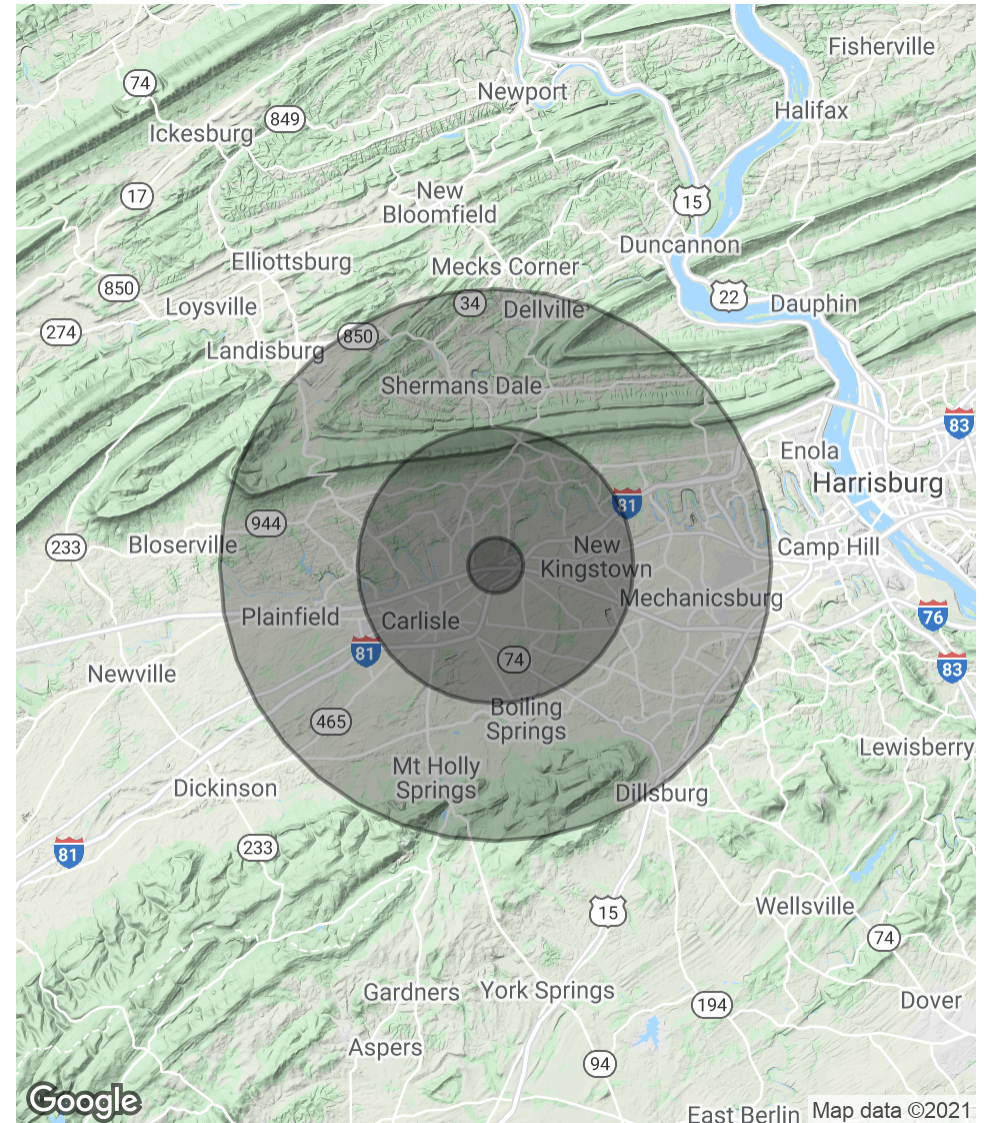
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	847	50,696	114,583
Average age	45.7	39.3	40.7
Average age (Male)	45.2	39.5	40.1
Average age (Female)	46.6	39.8	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	363	20,586	46,766
# of persons per HH	2.3	2.5	2.5
Average HH income	\$64,286	\$66,851	\$71,076
Average house value	\$155,286	\$166,454	\$185,272

\* Demographic data derived from 2010 US Census



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## DAVID REMMEL, P.E., SIOR

Associate Broker

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## PROFESSIONAL BACKGROUND

David Remmel, P.E., SIOR, Associate Broker and founder of Landmark Commercial Realty, Inc. specializing in commercial, industrial and office facilities, site selection, land development and investment consulting. David established Landmark Commercial Realty, Inc. in 1988 after several years as an Associate Broker. During his time as an Associate Broker, he helped facilitate the site selection and development of several local shopping centers: Capital City Plaza, Eastgate Shopping Center and Wesley Plaza. Prior to entering the commercial real estate field, David served as a civil engineer, working on the design and construction management for various commercial, industrial and institutional developments. His experience and expertise allowed him to serve prominent clients such as, AMP, Roadway Express, Penn DOT, PA DER, PA National Guard, Saudi Arabian Naval Command, FEMA, Department of Housing and Urban Development, US Army Corp of Engineers and various Pennsylvania municipalities. David's background in engineering, site selection and brokerage has been a true benefit to our clientele and instrumental in the continued success of Landmark Commercial Realty.

## EDUCATION

Penn State University – B.S. Civil Engineering

Slippery Rock University – B.A. Natural Science & Math

## MEMBERSHIPS

- Pennsylvania Chamber Business & Industry– Government Affairs
- Capital Region Economic Development Corporation (CREDC) – Board of Directors, Infrastructure Committee, Market Research Committee
- Capital Region Chamber of Commerce – Government Affairs Committee, Transportation Committee
- West Shore Chamber of Commerce – Economic Development Committee, Transportation Committee
- Pennsylvania Builders Association
- World Surgical Foundation – Board Member, Fundraising Chairman

## Landmark Commercial Realty

425 N. 21st Street Suite 302

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### PROFESSIONAL BACKGROUND

As a tenured commercial real estate professional, Andrew brings 22 years of experience to our organization. He has negotiated various lease and sales transactions in the office, retail and investment markets. Andrew's strengths lie in his ability to understand and work with both buyer and seller to move deals forward and make transactions workable for both parties. His continued relationships with his earliest clients, is a testament to his ethics and ability to achieve favorable results.

AWARDS: Largest Land Sale, Mid Atlantic Real Estate Journal – 2012

#### Partial Client List:

MML Bridge St, LLC  
Loxas, LLC  
1852 Capital Management, LLC  
Harry & Barbara Christie  
John Yanoviak  
Etzweiler & Associates  
Lower Allen Shopping Center  
Martin Communications  
Linlo Properties, LP  
Rex King  
Liddle Realty, LP

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