



# PARAMOUNT REALTY

## KEYSTONE ARMS RETAIL PAD

1053 HARRISBURG PIKE | CARLISLE, PA 17013  
Cumberland County | GLA: ±1 ACRE



**DOLLAR GENERAL**

**BatteriesPlus+**  
Power it. Light it. Fix it.

**Lendmark**  
Financial Services\*

**PHOENIX**  
REHABILITATION AND HEALTH SERVICES, INC.

**JOH**  
DRIVEN TO SELL RIGHT

- ±10,000 SF retail pad located along Route 11 in Carlisle
- Easy access to both I-81 & the PA Turnpike
- Located in the fastest-growing county in Pennsylvania, with a population rise of 6.2%, according to the US Census Bureau
- ±1.00 - 2.79-acre Commercial lots also available

| DEMOGRAPHICS           | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------|----------|----------|----------|
| <b>Population:</b>     | 3,908    | 36,040   | 52,518   |
| <b>Avg. HH Income:</b> | \$82,112 | \$78,175 | \$83,347 |
| <b>Households:</b>     | 1,424    | 14,322   | 21,143   |

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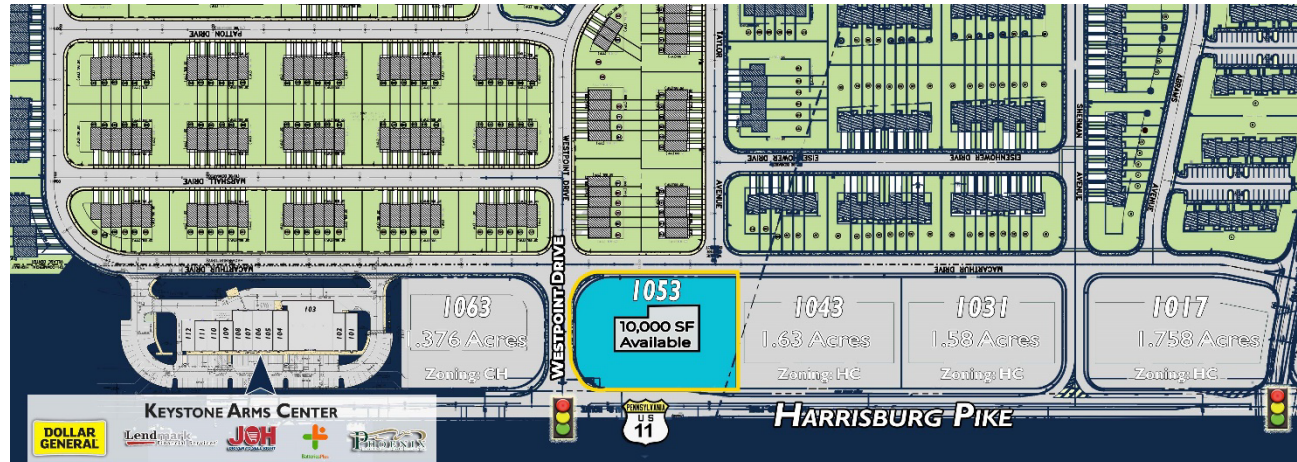


# KEYSTONE ARMS RETAIL PAD FOR LEASE

Subject To Change

| Retail Building |                             |          |
|-----------------|-----------------------------|----------|
| 101             | Sakura Hibachi              | 1,800 SF |
| 102             | Lendmark Financial Services | 1,800 SF |
| 103             | Dollar General              | 9,224 SF |
| 104             | Phoenix Rehabilitation      | 2,320 SF |
| 105             | Masis Staffing Solutions    | 1,600 SF |
| 106             | Johnson O'Hare Company      | 1,600 SF |
| 107             | Batteries+                  | 1,600 SF |
| 108             | China 1                     | 1,621 SF |
| 109             | H-3 Nails                   | 1,500 SF |
| 110             | Diska Karate Dojo           | 1,500 SF |
| 111             | Napoli Pizza                | 1,500 SF |
| 112             | The Meadows                 | 1,500 SF |

| Pad Sites   |                            |                  |
|-------------|----------------------------|------------------|
| 1017        | Available Pad (Corner Lot) | 1.785 Acres      |
| 1031        | Available Pad              | 1.58 Acres       |
| 1043        | Available Pad              | 1.63 Acres       |
| <b>1053</b> | <b>Available Pad</b>       | <b>10,000 SF</b> |
| 1063        | Available Pad              | 1.376 Acres      |



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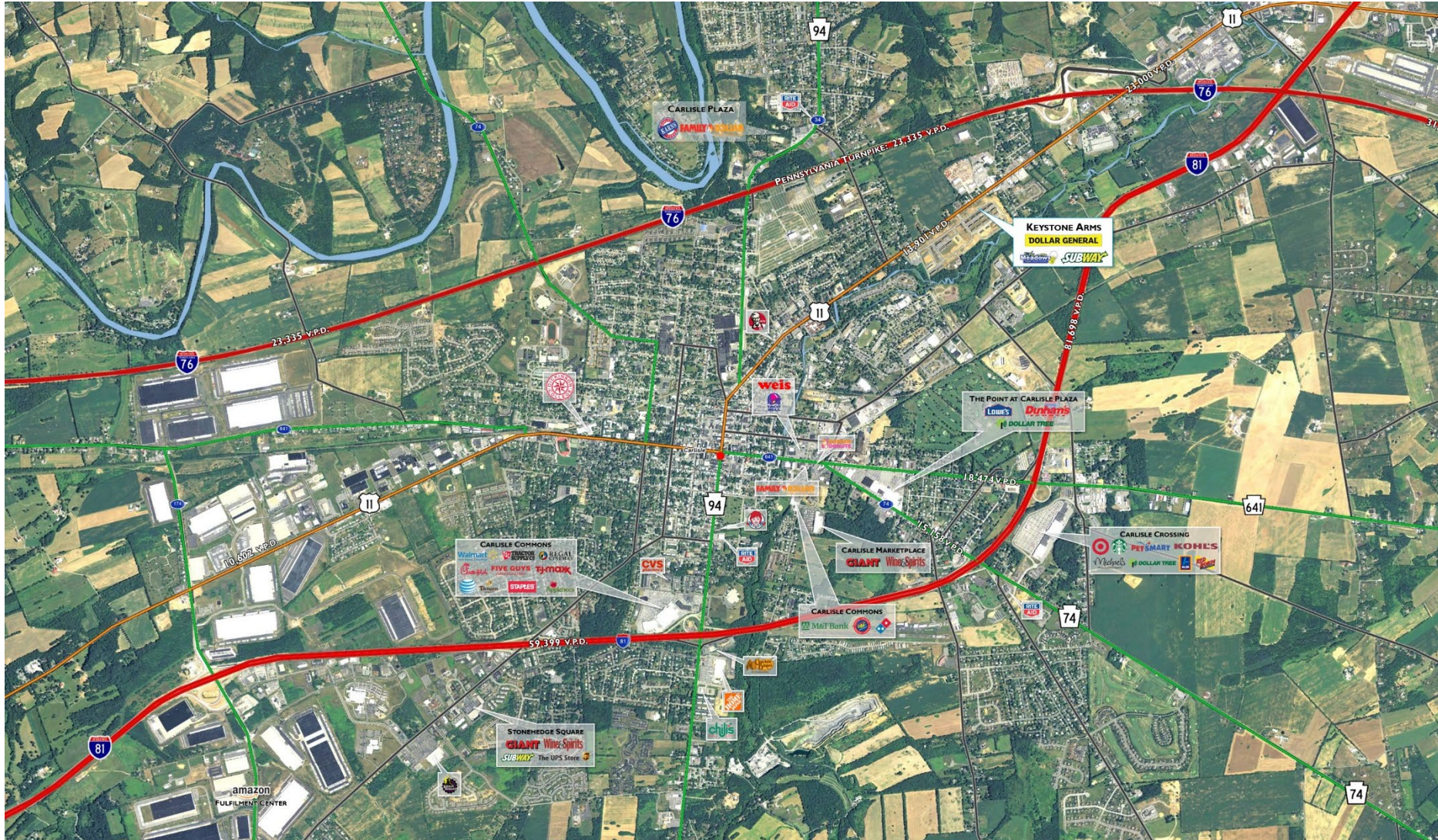




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