

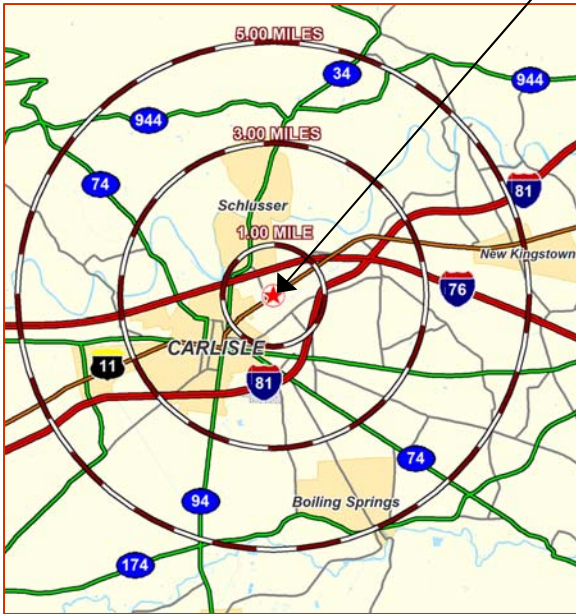
THE SHOPPES AT KEYSTONE ARMS

27,600 SF New Inline Retail Space & (5) Pad Sites

Carlisle, PA 17013

(Middlesex & North Middleton Twp)

Harrisburg Pike ~ Rt. 11 & Post Road



SPACE AVAILABLE:

- 27,600 SF Retail Space
- (5) Pad Sites 1.5 ~ 2.0 Acres

2009 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,966	48,386	116,941
Avg. HH Income	\$68,966	\$68,584	\$73,564
Daytime Population	3,277	40,137	95,256

Traffic Count Harrisburg Pike:	21,000 vehicles per day
Interstate 76:	23,000 vehicles per day
Interstate 81:	46,000 vehicles per day

The Shoppes at Keystone Arms

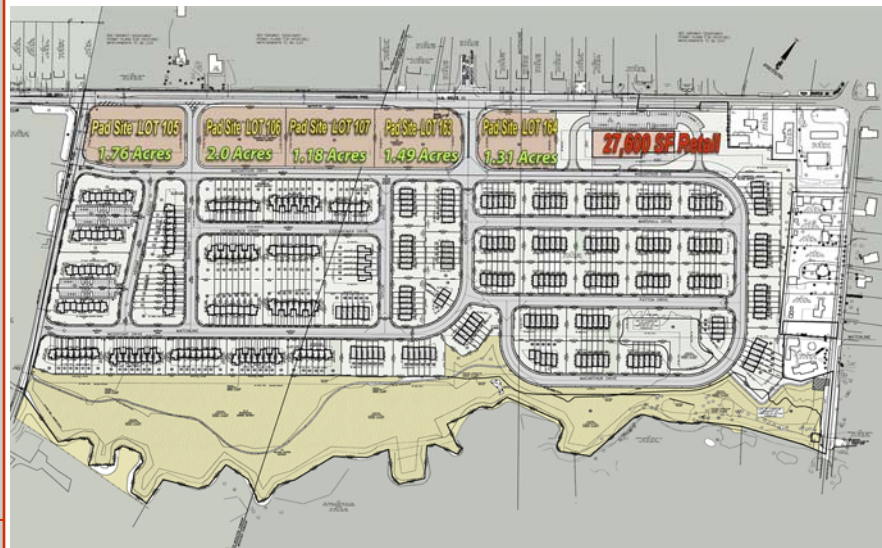
Is a **NEW** retail and residential development located along U.S. Route 11 in Carlisle, PA.

The location is in close proximity to both the **Pennsylvania Turnpike & Interstate 81.**

The development is in response to a demand for new housing. There will be **348** new town-homes.

The 5 commercial lots vary in size between 1.5 ~ 2.0 acres. An approved 27,600 square foot shopping center will be built at this location.

Construction on the retail center will begin in 2009-2010.

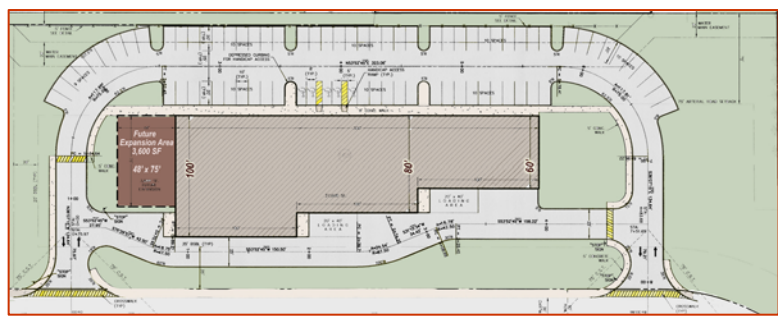
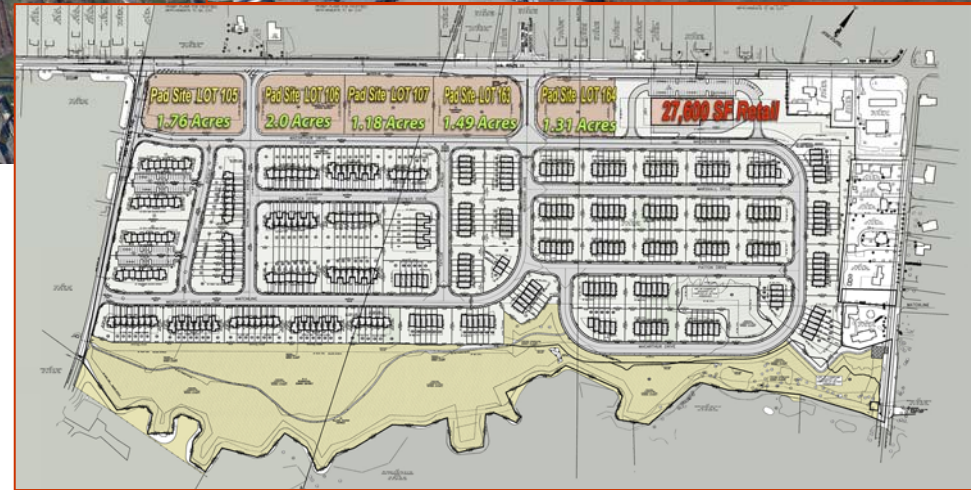


*See reverse side for **aerial**

The Shoppes at Keystone Arms

27,600 SF Retail Space Available

(5) Pad Sites Available from 1.5 ~ 2.0 Acres



27,600sf of New Inline Retail Space:
Retail spaces AVAILABLE from 1,200sf to 10,000sf

Commercial/Retail Pad Sites Available:

Lot 105	1.76 Acres	Lot 106	1.55 Acres
Lot 107	1.63 Acres	Lot 163	1.49 Acres
Lot 164	1.31 Acres		



For additional information please contact:
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