

CARLISLE, PA 17013

NORTH MIDDLETOWN TOWNSHIP

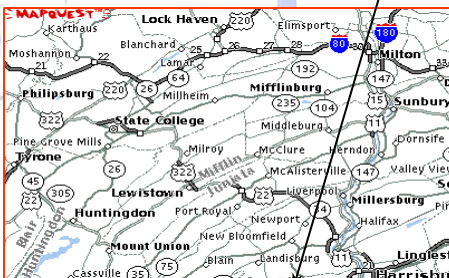
CUMBERLAND COUNTY

CARLISLE PLAZA
SHOPPING CENTER

STERRETS GAP AVENUE &
SPRING RD.



anchored center



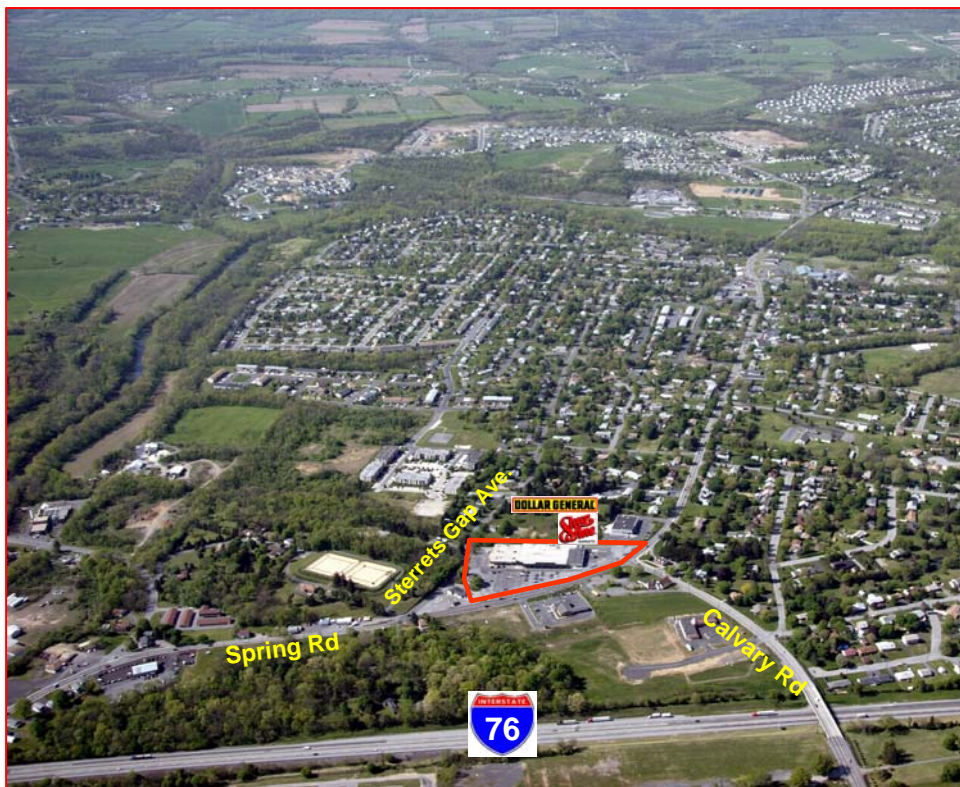
2008 DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	32,572	45,517	101,468
Avg. HH Income:	\$63,173	\$66,683	\$70,656
Traffic Counts:	8,829 vehicles daily along Spring Rd & I-76		

For Sale

- Located near I-76 (PA Turnpike) on Spring Rd. in stable, growing Carlisle community
- 54,207+/- SF Shopping Center for sale
- Anchored by Shurfine and Dollar General
- 100% Occupied
- Conduit financing in place at 5.23% fixed through 9/1/2015

Presented by:
Joseph R. Deerin, CSM



<u>Carlisle Plaza</u>	
Year Built:	1979, renovated in 1998
Gross Leasable Area (GLA):	54,207 SF
Currently Leased:	54,207 SF
Occupancy:	100%
Proforma Net Income (2008):	\$441,709
Existing Debt (to be assumed):	\$3,567,000
Existing Annual Debt Service:	\$246,276
Rate / Amortization:	5.23% / 30 Years
Maturity Date:	September-2015
Sale Price:	\$6,300,000