



GRAND OPPORTUNITIES

@ Grand Illusion Hard Cider

Want to Expand Without the Risk?

Grand Illusion is looking for a business tenant to occupy its space and to share its equipment, M-F, 8 to 2 pm. Our taproom/restaurant is located inside an 1840s renovated building in the heart of Downtown Carlisle, with seating for 99 on two floors. Take advantage of our prominent location, our strong brand awareness, and our engaging atmosphere without the start up costs and risk.

Want to Provide Alcohol but Can't Afford a License?

Grand Illusion - a hard cider producer with retail and wholesale distribution - is looking to extend its winery license, which allows for the sale of PA produced wines, ciders, beers and distilled spirits. Are you a café who is tired of recycling wine bottles your customers are not paying you for? Or, are you a coffee bar who wants to extend your customer experience when the sun goes down? Our brand, and our products, can help you!



CONTACT US!

717-706-0549

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VISIT US!

26 W High Street, Carlisle, PA
17013

LEARN ABOUT US!

www.grandillusioncider.com

CARLISLE *Pennsylvania is...* VIBRANT

33.87

43.75%

252

19,553

32%

\$68,300

AVERAGE AGE of resident

Population with
COLLEGE DEGREE

BUSINESSES
in the heart of Downtown

POPULATION
in the Borough of Carlisle

**FUTURE JOB
GROWTH**

AVERAGE INCOME
within the trade area

COMMUNITY MINDED

EVENTS . FESTIVALS . COMMUNITY DAYS

Culture, events and history bring residents and visitors into Carlisle's vibrant downtown.

DIVERSE

Home to a variety of college institutions including Dickinson College, Penn State Dickinson School of Law, the US Army War College and the Central Pennsylvania Youth Ballet bring culture and diversity to Downtown Carlisle.

SMALL TOWN CHARM CITY CHIC

Downtown Carlisle boasts over a dozen ethnic restaurants, cafes, micro-breweries and eateries. The downtown theatre provides yearly entertainment with live theatre, concerts and independent films. Ample parking is available for visitors. Many locals bike and walk to downtown stores, restaurants and events.

Money Magazine listed Carlisle as one of the five best places to bike and walk in the US for 2015 with 18% of residents walking or biking to work.

Locals also enjoy a yearly farmers market and a variety of art galleries. **Livability listed Carlisle the #16 Best Small Town in America in 2015.**

EZ ACCESS

Major highways provide easy access to Downtown



Close to MAJOR CITIES

Carlisle is within a reasonable driving distance of major cities making it an affordable way to take advantage of city offerings without the traffic or price tag.

Baltimore: 1½ hours

DC and Philly: 2 hours

NYC and Pittsburgh: 3 hours

Welcomes TOURISM

Visitors seek out Carlisle for outdoor activities that include hiking the Appalachian Trail to fly fishing in the Yellow Breeches, looking for that special car at one of the seven Carlisle Events car shows, or learning about the past at the US Army Heritage Center and the Cumberland County Historical Museum.

AFFORDABLE

With a low cost of living index of 94.10, low unemployment rate of 4.3% and affordable housing, the residents of Carlisle have disposable income to spend, making downtown Carlisle a smart business investment. **Forbes ranked Carlisle as one of America's most affordable cities in which to live and the second best place to raise a family.**

BUSINESS FOCUSED

- Carlisle Borough permitting process that is easy to navigate
- Loans and grants available for new businesses and property owners
- Downtown Carlisle Association support including sign, design and lighting grants, social media and marketing support and Downtown events

OPEN FOR BUSINESS