

2771 E HARRISBURG PIKE, MIDDLETOWN

**9.10+/- ACRES
DEVELOPMENT OPPORTUNITY**



CAMPBELL
Commercial Partners

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

ART CAMPBELL
717.737.6161
art@acampbell.net

OFFERING SUMMARY

PROPERTY OVERVIEW

9.10± acres of commercial land available for sale or ground lease. Ground can be offered wholesale or subdivided into 3 individual commercial development pads:

Pad #1: 2+ Acres for Convenience Store

Pad #2: 1+ Acres for QSR

Pad #3: 3+ Acres for Hotel

Lot Size	9.10± Acres
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FULL 9.10± ACRES: \$2,500,000

Sale Price	PRICING NEGOTIABLE FOR INDIVIDUAL PADS
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Municipality	LONDONDERRY TOWNSHIP
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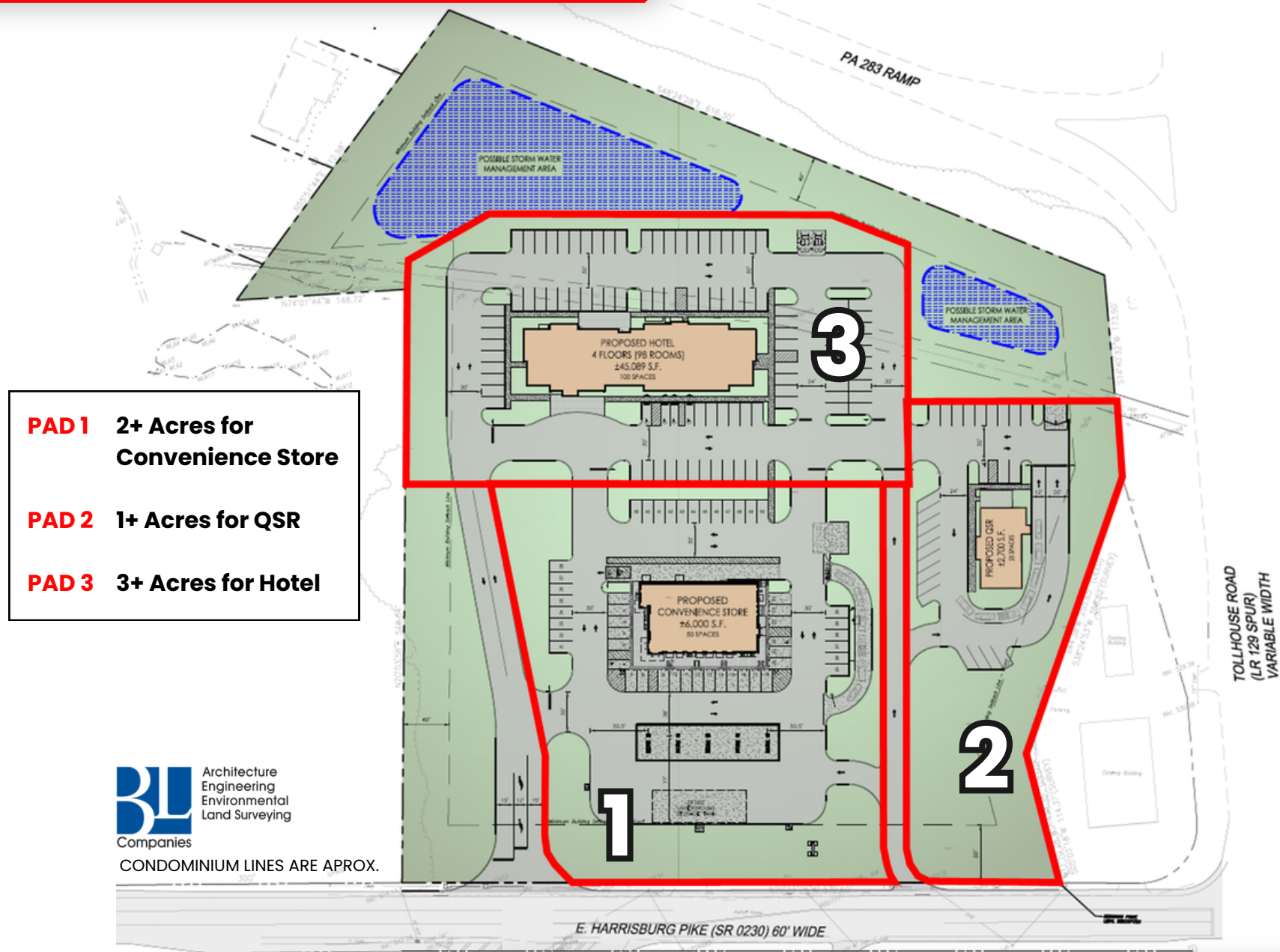
Zoning	C-2 - COMMERCIAL
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PROPERTY HIGHLIGHTS

- Located off of Toll House Rd Exit I-283 connecting Harrisburg to Lancaster.
- Within proximity Harrisburg International Airport and major highways including PA Turnpike I-76, I-283, I-81.
- Ideal for most commercial users
- Common stormwater and common access drives
- Increased visibility from surrounding warehouses - new openings creating ~1,000 jobs

SUBDIVISION PLAN



BL Companies
Architecture
Engineering
Environmental
Land Surveying

CONDOMINIUM LINES ARE APROX.

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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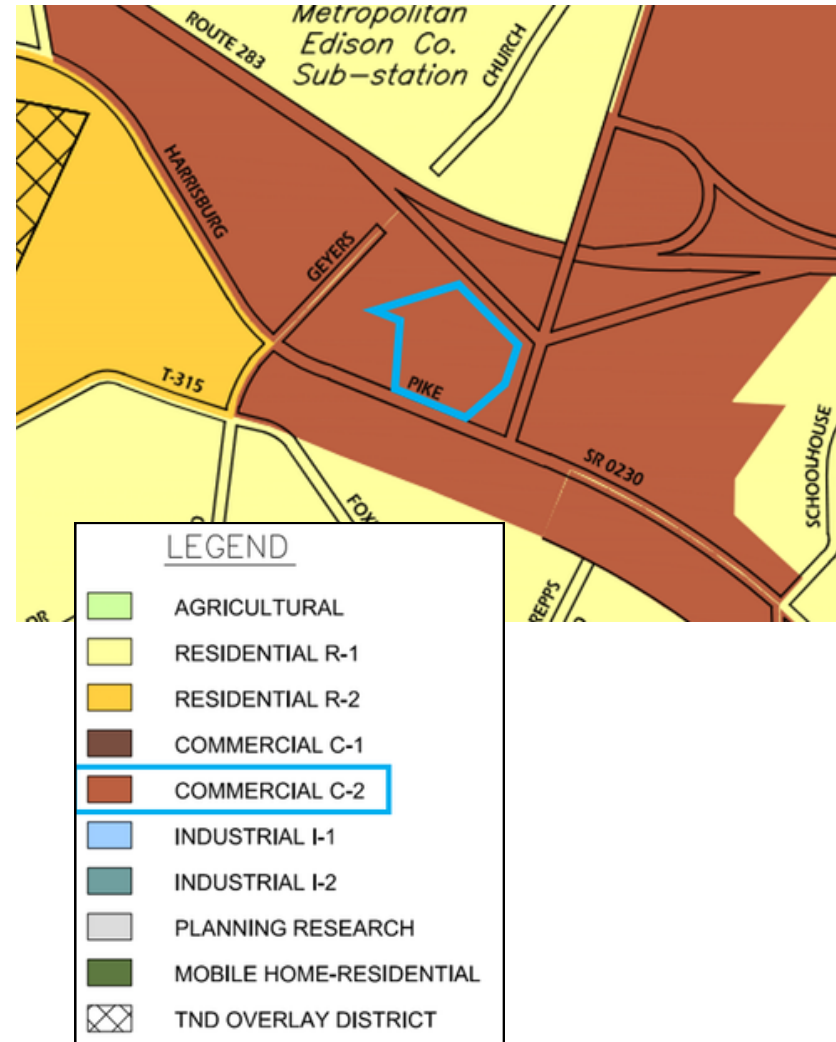
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PERMITTED USES

COMMERCIAL USES

All uses permitted in the R-1 and R-2 Residential Districts and the Neighborhood Commercial District (C-1).

- Hotels, motels and residential hotels
- Medical and dental offices
- Banks, businesses and professional offices
- Restaurants; drive-thru and fast food
- Retail services, retail shops
- Motor vehicle service stations, dealerships
- Gas stations
- Public uses
- Contractors, equipment, sales and services



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SALE OR LEASE

VICINITY MAP



Nearby warehouses
include UPS, FedEx, USPS,
and Amazon.

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