



360 POPLAR CHURCH RD

CAMP HILL, PA 17011

+/- 8 ACRE OFFICE DEVELOPMENT SITE



HARRISBURG

WORMLEYSBURG



HARSCO





OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	7.98 Acres
APN:	47-19-1590-073
Taxes:	\$26,918 (2023)
Submarket:	Harrisburg West
County:	Cumberland
Municipality:	Wormleysburg Borough
Zoning	Office (O)

PROPERTY HIGHLIGHTS

- Large 7.98 acre development site on Poplar Church Road in Camp Hill Business District
- Preliminary plans show opportunity for 2 or 3 building office park layouts with city views and on-site covered parking
- Office (O) zoning district allows for a multitude of uses in addition to medical & professional office, such as school (public/private/collegiate), government/municipal, daycare, research and development, agricultural operation, & private club or lodge
- Excellent location just off N Front St (US-11/15) in Wormleysburg, close to Penn State Health Holy Spirit Hospital campus, Highmark Blue Shield corporate HQ, Gannett Fleming corporate campus, Camp Hill Corporate Center, and many retailers such as Sheetz, First Watch, and Starbucks
- Located just off with easy access to:

PARCEL MAP





360 POPLAR CHURCH RD

OFFICE DEVELOPMENT SITE
FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

MICHAEL CURRAN, SIOR
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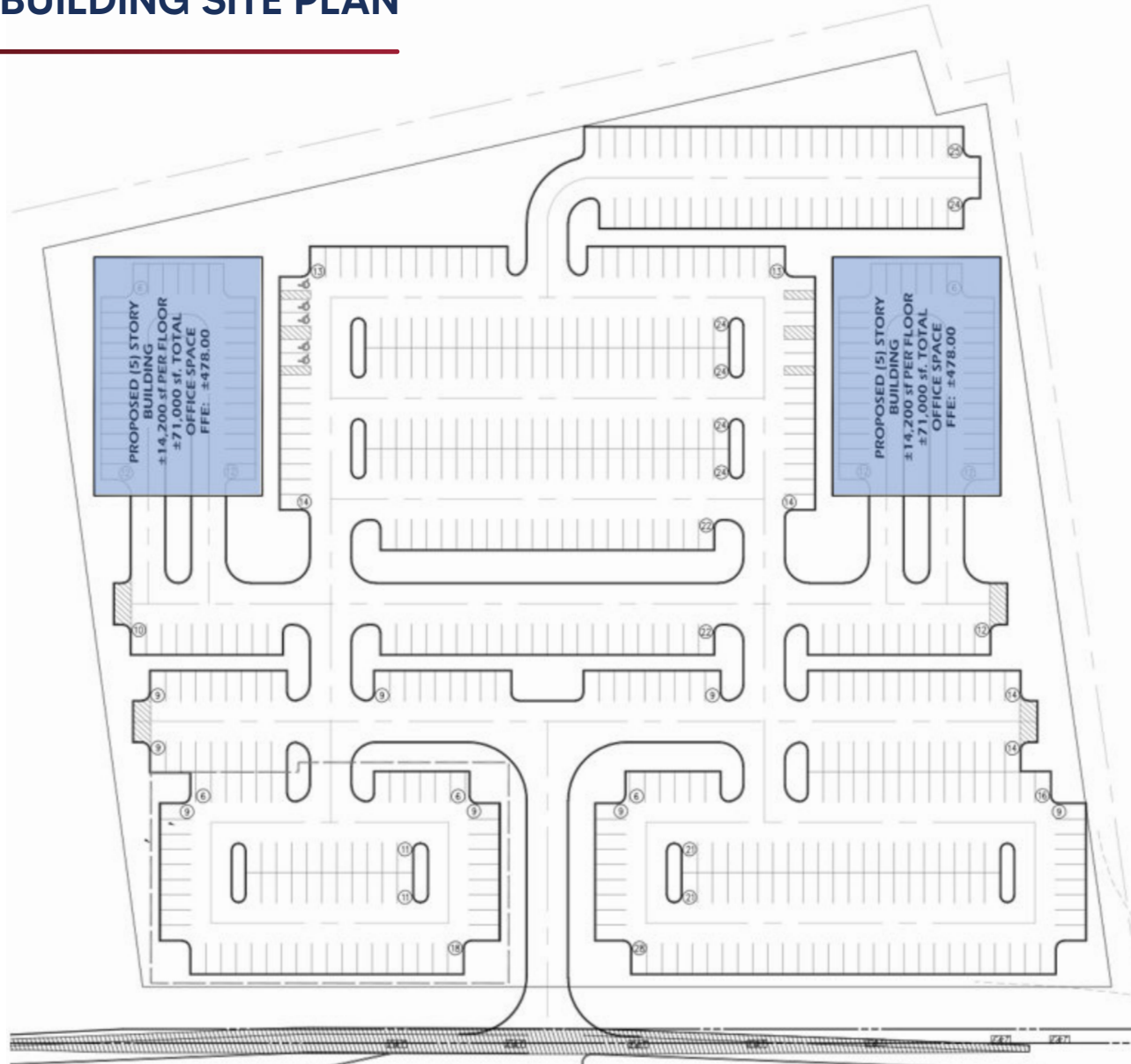
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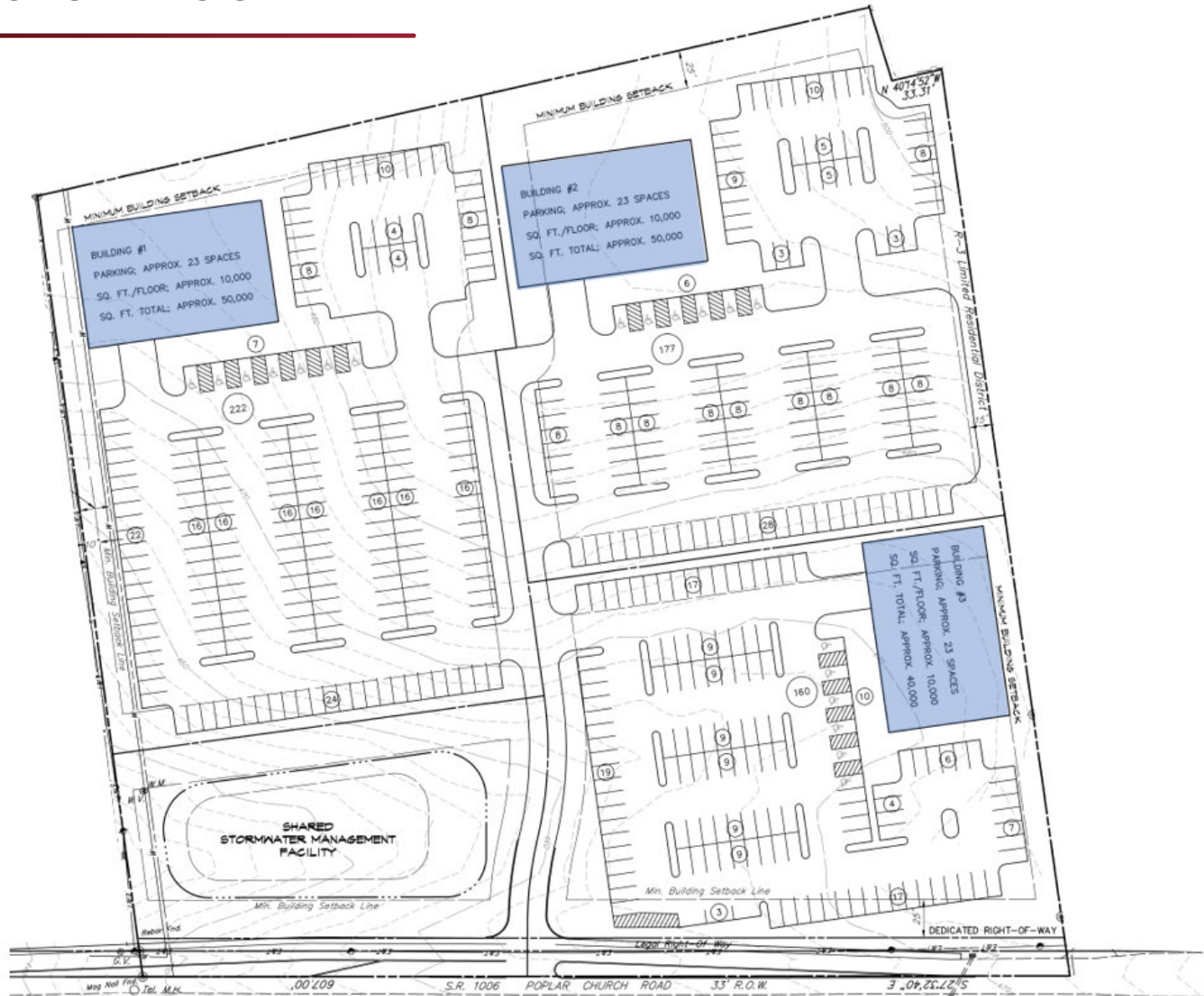


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PROPOSED 2 BUILDING SITE PLAN



PROPOSED 3 BUILDING SITE PLAN



TRADE AERIAL



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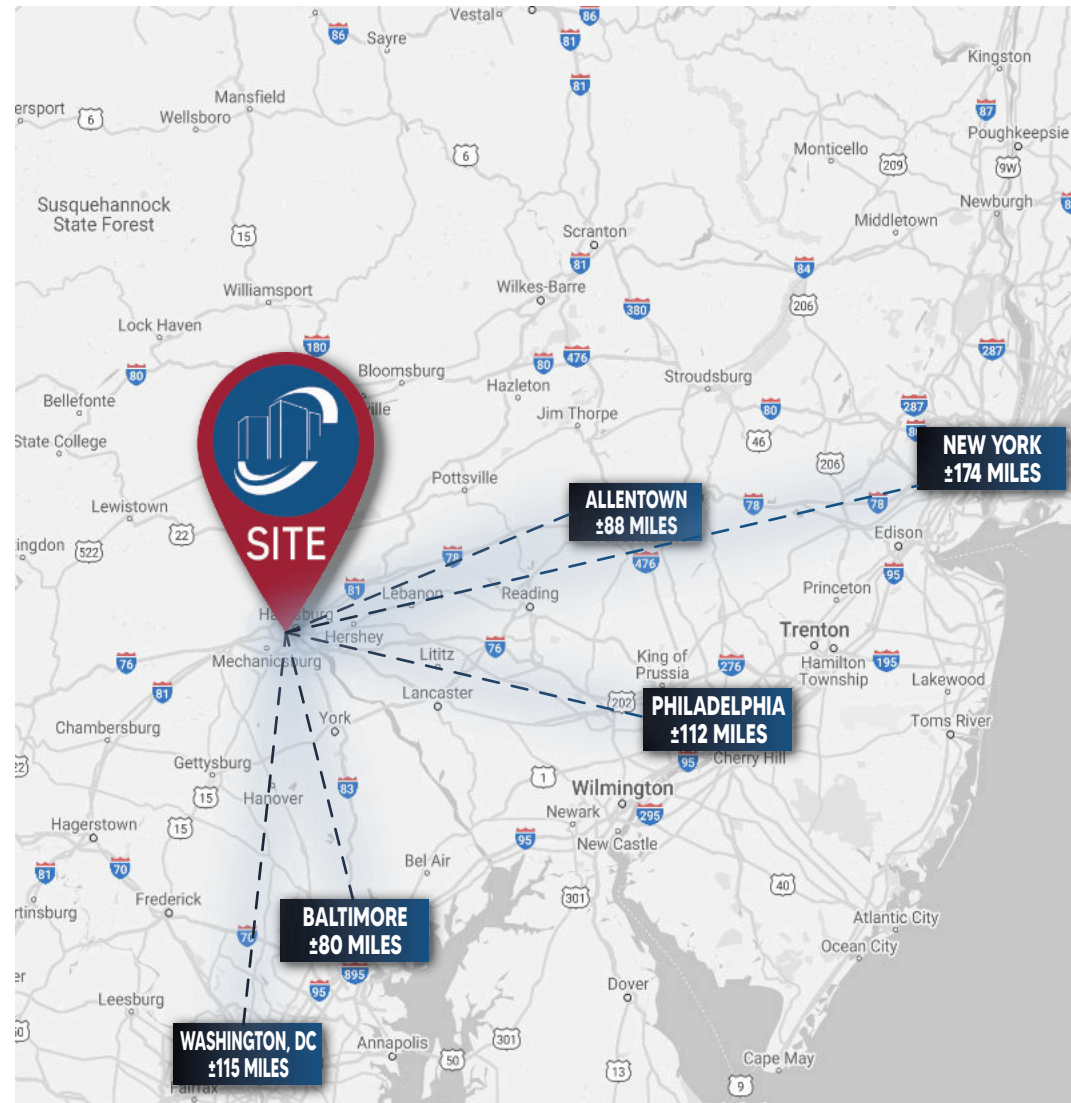
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AREA OVERVIEW

CUMBERLAND COUNTY: Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.



POPULATION 262,919	AVG HOUSEHOLD INCOME \$77,001	BUSINESSES 6,000	EMPLOYEES 116,000

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.