

MIXED-USE BUILDING
FOR SALE

3580 GETTYSBURG RD |
CAMP HILL, PA 17011

Presented By:

Matt Hoover

PRINCIPAL & MANAGING DIRECTOR
mhoover@capstonecre.com
O: 717.820.1127 X702
C: 717.329.1211



PROPERTY OVERVIEW

3580 Gettysburg Rd | Camp Hill, PA 17011

PROPERTY DESCRIPTION

Capstone Commercial is excited to present 3580 Gettysburg Road - a flexible mixed-use retail/office building positioned just off the Rt. 15 corridor. With easy access to Rt. 581 and the PA Turnpike the property is located in close proximity to many national retailers including Aldi, Trader Joes, Chick Fil A, & more.

This building offers significant flexibility for a variety of retail, office, and medical uses along with a 2nd floor apartment with recently renovated bathroom that could be occupied by the owner or used as a source of additional income.

With its prime visibility, strategic location and adaptable layout, this property is an exceptional option for retailers, service providers or investors seeking a versatile asset in one of the area's most active commercial corridors.

PROPERTY HIGHLIGHTS

- 1st Floor commercial suite in excellent condition
- 2nd Floor apartment recently renovated
- Flexible for retail, office, and medical uses
- Prime visibility in active commercial area
- 16 off-street parking spaces



OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	0.26 Acres
Building Size:	4,919 SF
First Floor:	Commercial
Second Floor:	Apartment
APN:	13-23-0553-011
Zoning:	C-4 Regional Commercial
Municipality:	Lower Allen Twp
County:	Cumberland

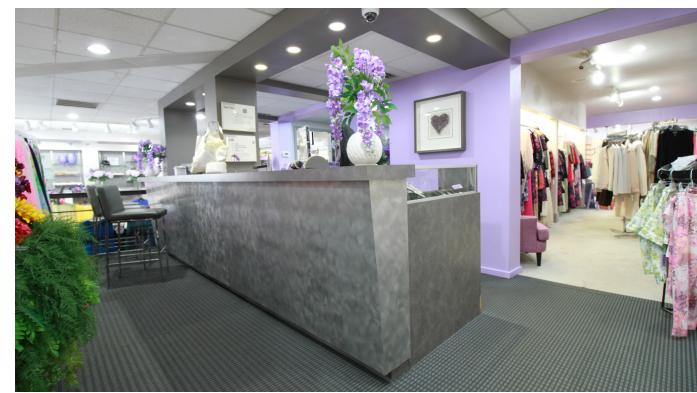
EXTERIOR

3580 Gettysburg Rd | Camp Hill, PA 17011



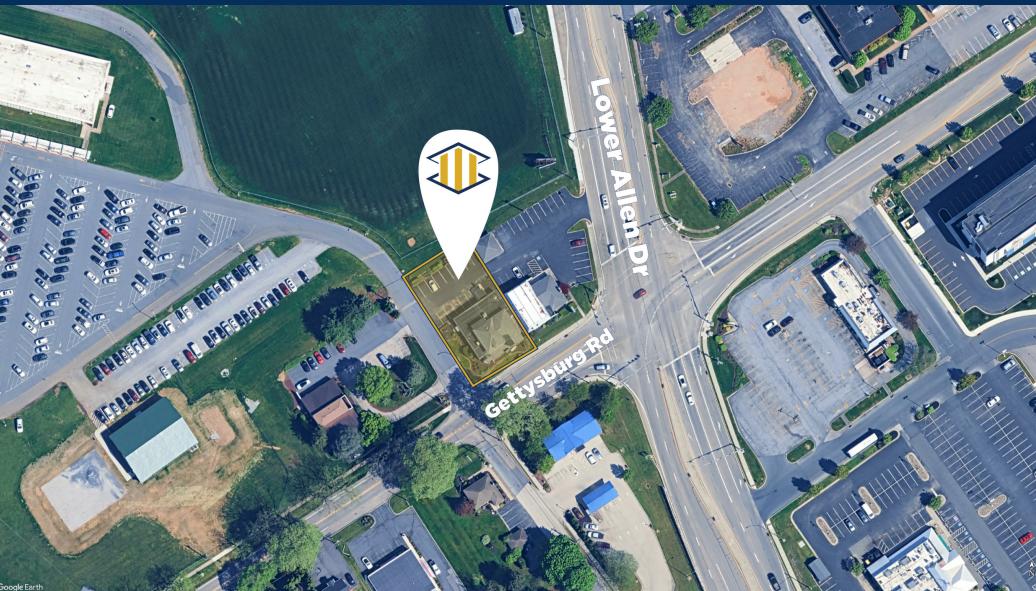
COMMERCIAL SUITE

3580 Gettysburg Rd | Camp Hill, PA 17011



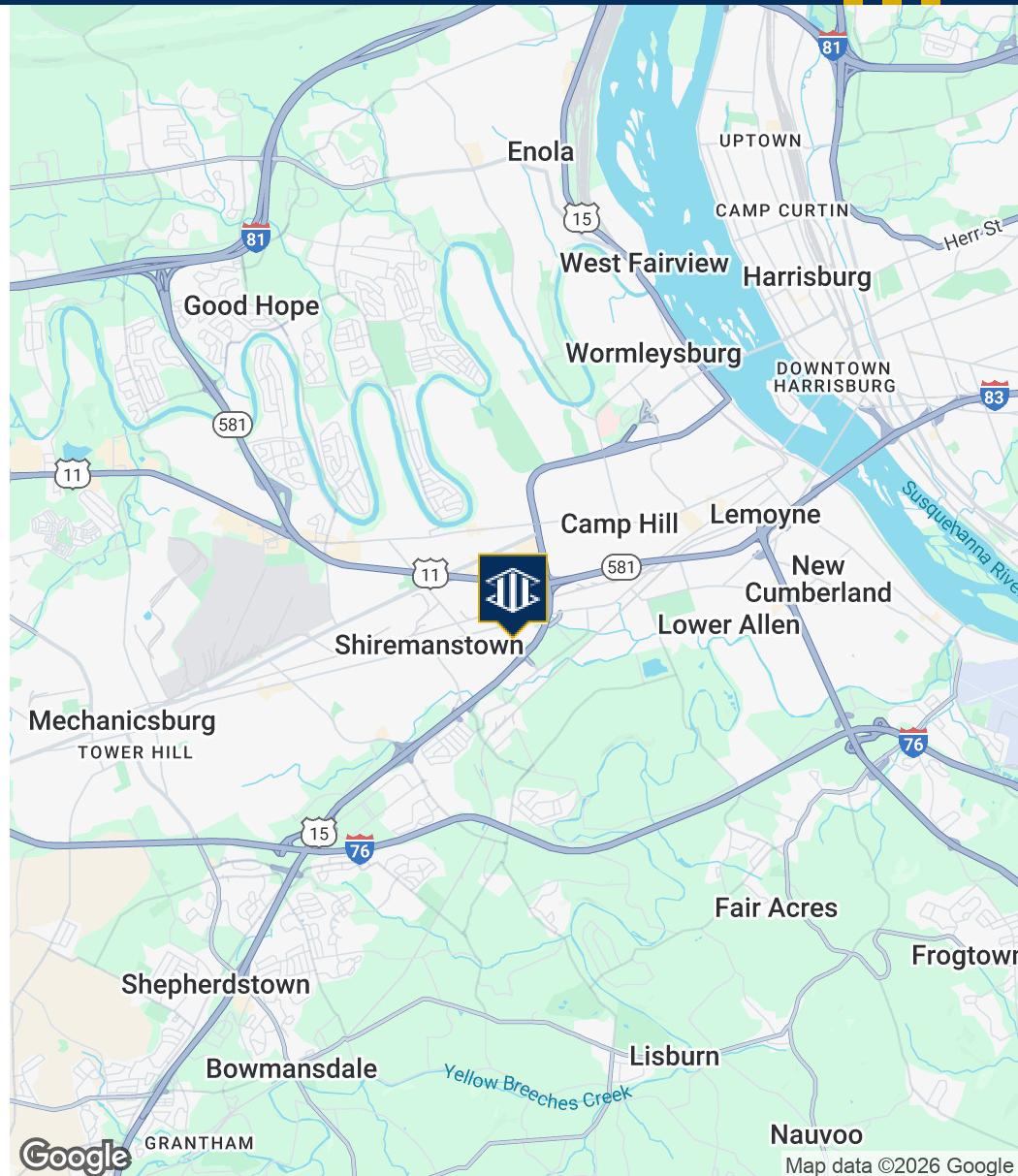
LOCATION OVERVIEW

3580 Gettysburg Rd | Camp Hill, PA 17011



LOCATION DESCRIPTION

Property is located just off the busy Rt. 15 corridor in close proximity to the Camp Hill Mall & many national retailers including Aldi, Trader Joes, & Chick Fil A.



NEARBY RETAILERS

3580 Gettysburg Rd | Camp Hill, PA 17011

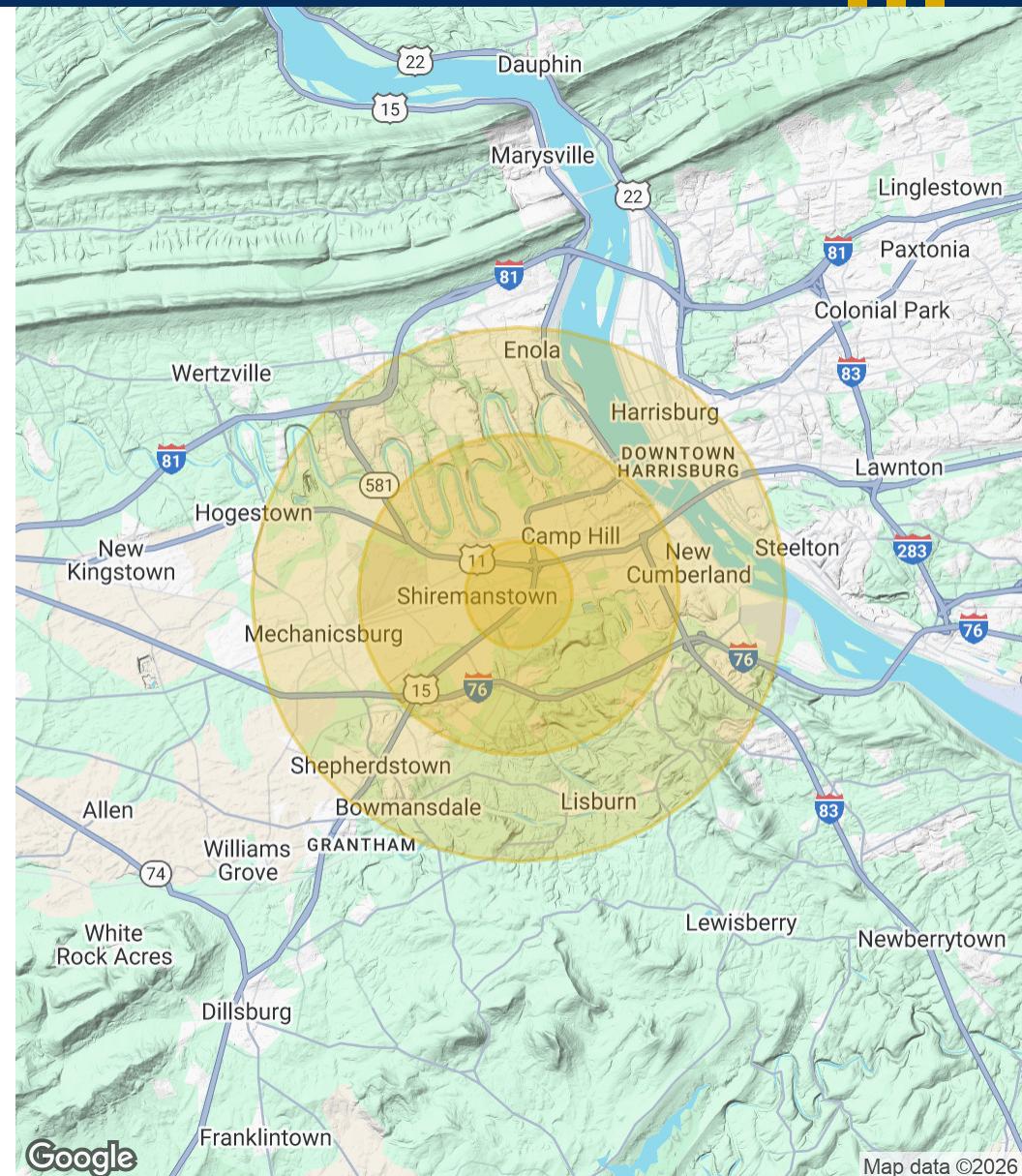


AREA DEMOGRAPHICS

3580 Gettysburg Rd | Camp Hill, PA 17011

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,338	62,594	168,559
Average Age	40	43	41
Average Age (Male)	40	41	40
Average Age (Female)	39	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,289	25,702	69,857
# of Persons per HH	3.6	2.4	2.4
Average HH Income	\$126,680	\$121,115	\$114,822
Average House Value	\$399,987	\$322,560	\$312,989

Demographics data derived from AlphaMap



ADVISOR BIO

3580 Gettysburg Rd | Camp Hill, PA 17011



Matt Hoover

Principal & Managing Director

mhoover@capstonecre.com

(O) 717.820.1127 x702

(C) 717.329.1211

Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

LEGAL

3580 Gettysburg Rd | Camp Hill, PA 17011

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Capstone Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Capstone Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Capstone Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Capstone Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Capstone Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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 Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.