

# FOR LEASE

# HIGH VISIBILITY BUILDING

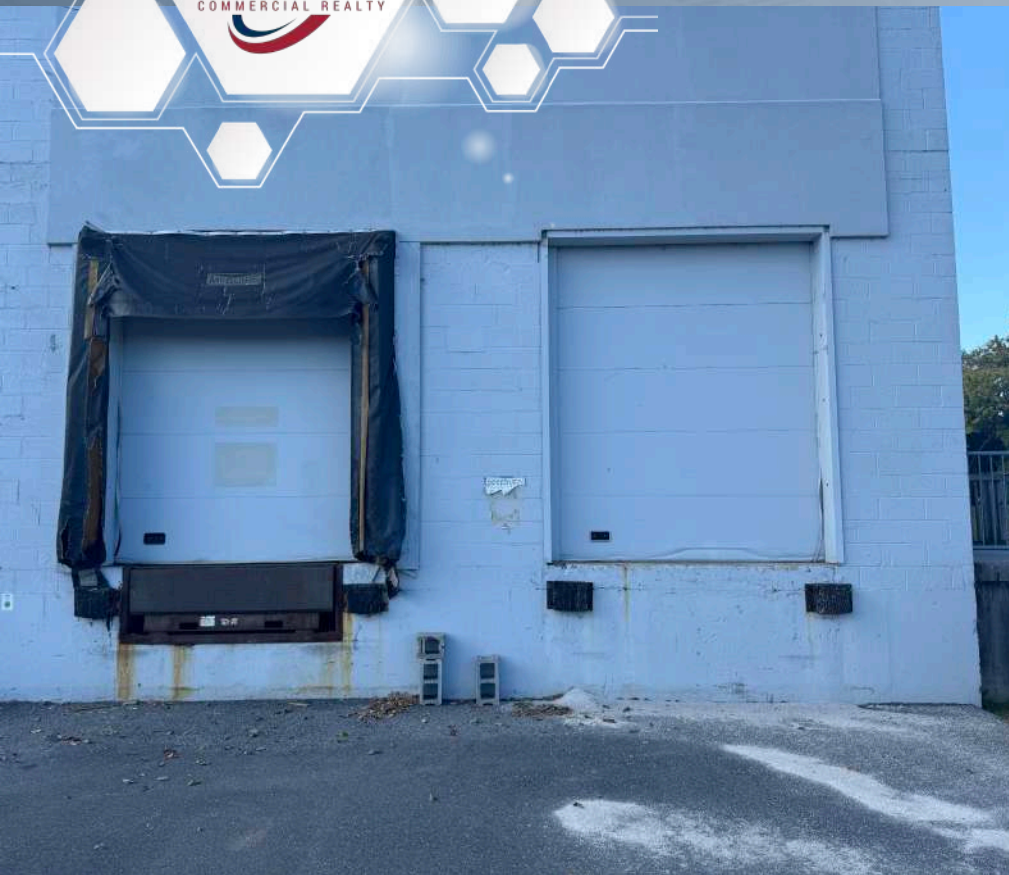
FLEX SPACE



2500 GETTYSBURG ROAD · CAMP HILL, PA 17011

# HIGH VISIBILITY FLEX SPACE

# FOR LEASE



## OFFERING SUMMARY

Available SF for Lease	± 12,030 SF
Lease Rate	\$7.95 per SF/Yr
Lease Type	NNN Lease
CAM	\$2.11
Zoning	Industrial Commercial
Municipality	Lower Allen Township
County	Cumberland County

## PROPERTY OVERVIEW

Landmark Commercial Realty presents this ±12,030 SF flex space in Lower Allen Township for lease. The property offers prime visibility on the highly trafficked Gettysburg Road, with excellent access to major routes 581 and 15, making it ideal for an industrial or flex user needing limited office space. Located within a 3-mile radius of multiple schools in the Camp Hill area, the site is surrounded by notable businesses such as Winsupply of Camp Hill, AVI Food Systems, and Inspiration Early Learning Center, creating a vibrant commercial environment. This convenient location and strong community presence make it a valuable opportunity for businesses seeking accessibility and high exposure in a growing area.

## PROPERTY HIGHLIGHTS

- Great visibility off Gettysburg Rd in this rare defined Camp Hill Flex Space
- Office space containing a large break room, Three (3) private offices and reception area
- Located directly off & and within minutes of & /

LANDMARK COMMERCIAL REALTY  
 425 N 21<sup>ST</sup> STREET, SUITE 302  
 CAMP HILL, PA 17011  
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## PROPERTY DETAILS

Number of Buildings	1
Building Size	±48,000 SF
Lot Size	8.39 Ac
Building Class	C
Tenancy	Single
Number of Floors	1
Restrooms	2
Parking	Ample On-Site
Year Built	1956

## BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Power	200 Amp   208 Vac 3 Phase
HVAC	Gas
Ceiling Height	16'
Dock Doors	2
Signage	Pylon

## MARKET DETAILS

Cross Streets	Gettysburg Rd & 28 <sup>th</sup> St
Traffic Count at Intersection	8,745 ADT
Municipality	Lower Allen Township
County	Cumberland County
Zoning	Industrial Commercial

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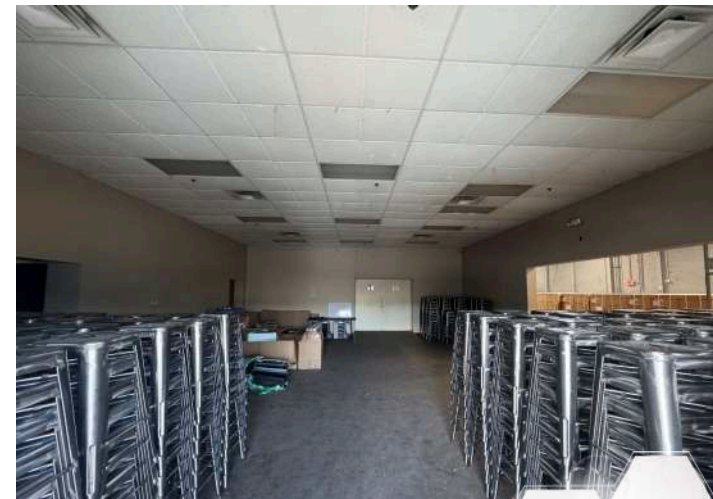
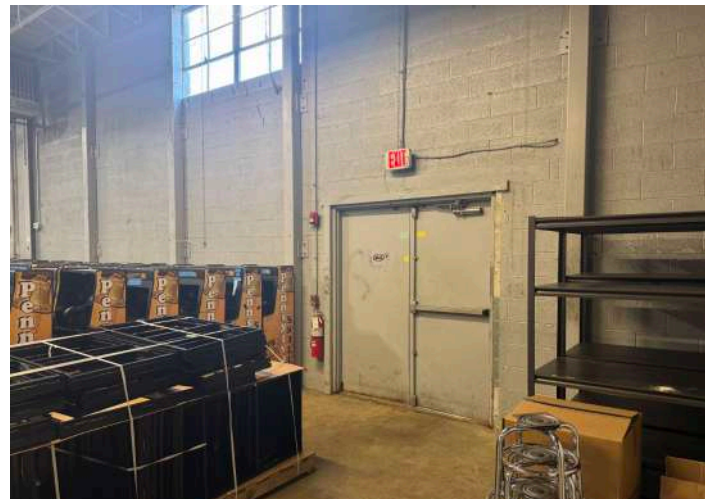
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ADDITIONAL PHOTOS



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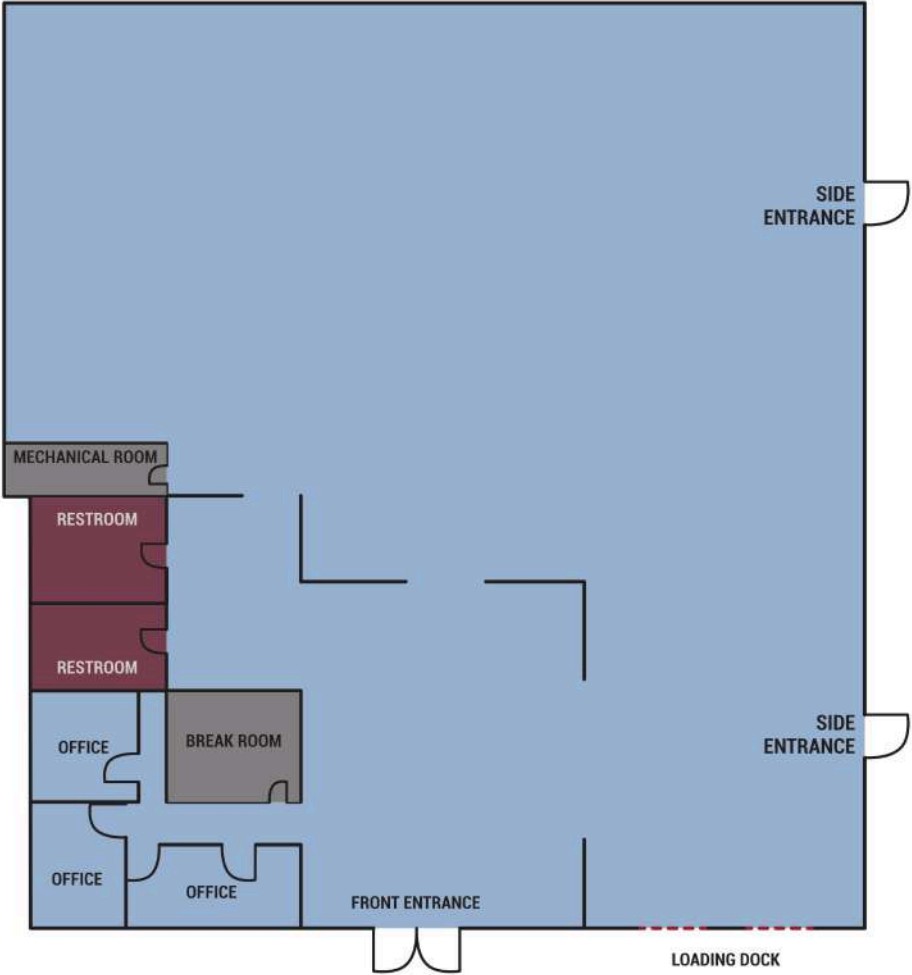
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FLOORPLAN



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LOCATION



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5

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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	10,503
2 MILE	63,263
3 MILE	187,501

HOUSEHOLDS

1 MILE	3,363
2 MILE	26,547
3 MILE	78,300

AVERAGE HOUSEHOLD INCOME

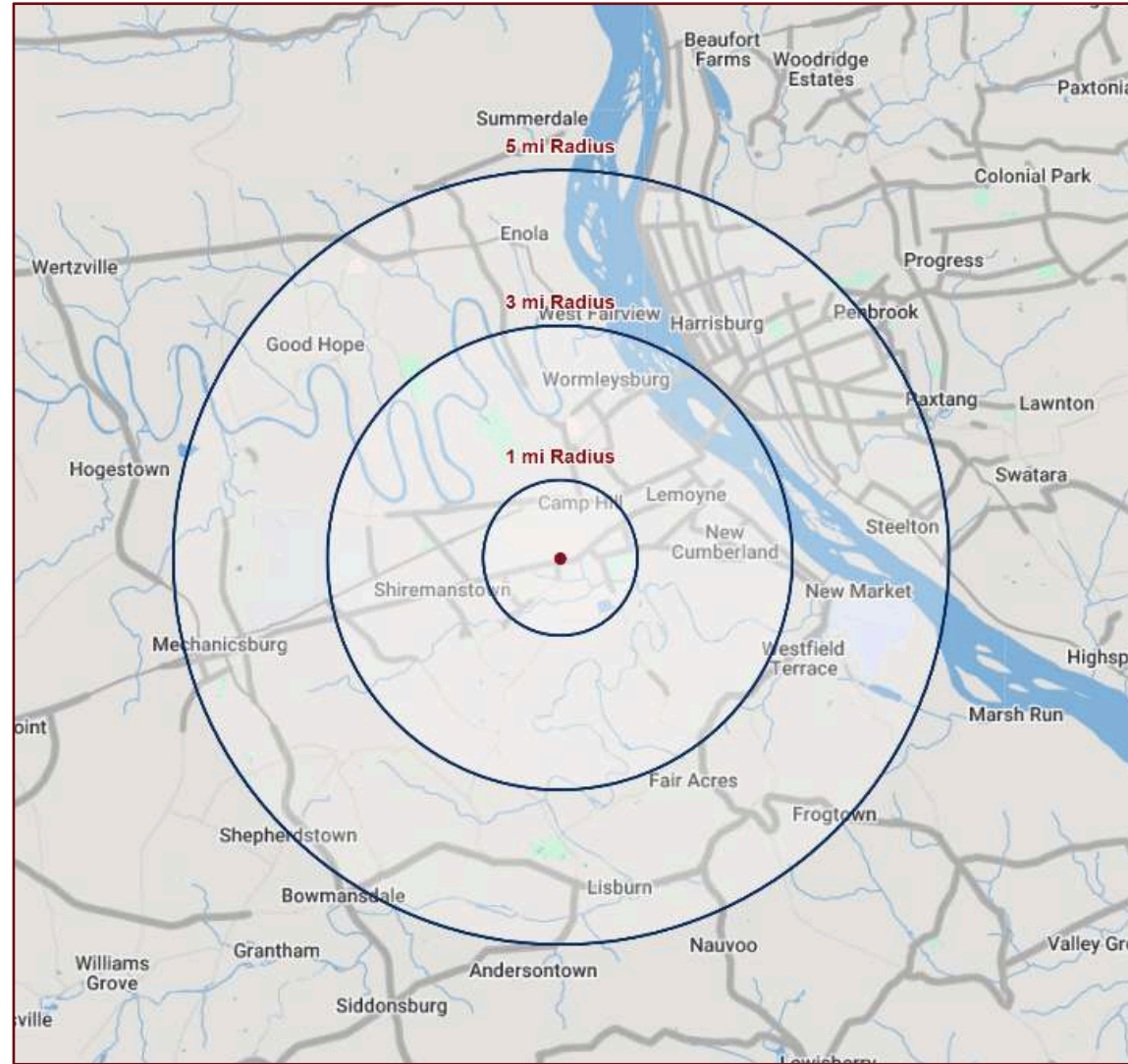
1 MILE	\$90,622
2 MILE	\$118,471
3 MILE	\$103,478

TOTAL BUSINESSES

1 MILE	633
2 MILE	3,399
3 MILE	8,197

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	7,477
2 MILE	43,616
3 MILE	123,773







### AREA OVERVIEW

**LOWER ALLEN TOWNSHIP** is a vibrant and strategically located community ideal for businesses seeking to lease property in Central Pennsylvania. Nestled in the Greater Harrisburg area and intersected by major highways like Interstate 83, Route 15, and Route 581, the township provides convenient access to both regional and interstate transportation networks, making it appealing for businesses in logistics, retail, and professional services. Lower Allen also boasts a strong local economy with a diverse mix of residential, commercial, and industrial zones, fostering a balanced environment for businesses to grow alongside a supportive and engaged community.

The township features popular shopping centers, restaurants, and nearby corporate offices, along with the Capital City Mall, a central retail hub. Additionally, the area benefits from a well-educated workforce and proximity to several higher education institutions, enhancing the local talent pool. Lower Allen's commitment to community development and quality infrastructure further supports business operations, while its lower tax rates compared to neighboring areas offer financial incentives for commercial tenants. This combination of visibility, accessibility, and economic support makes Lower Allen Township an attractive destination for companies aiming to establish a lasting presence in the region.



**CUMBERLAND COUNTY, PA**, is a dynamic business hub in Central Pennsylvania, ideal for companies seeking lease space in a growing market. Positioned along major corridors like I-81, I-83, and the Pennsylvania Turnpike, the county offers easy regional access and strong infrastructure supporting healthcare, logistics, retail, and manufacturing. Known for its high quality of life, educated workforce, and top-tier schools, Cumberland County combines competitive leasing rates with a pro-business environment, making it a smart choice for businesses looking to grow in a thriving, supportive community.

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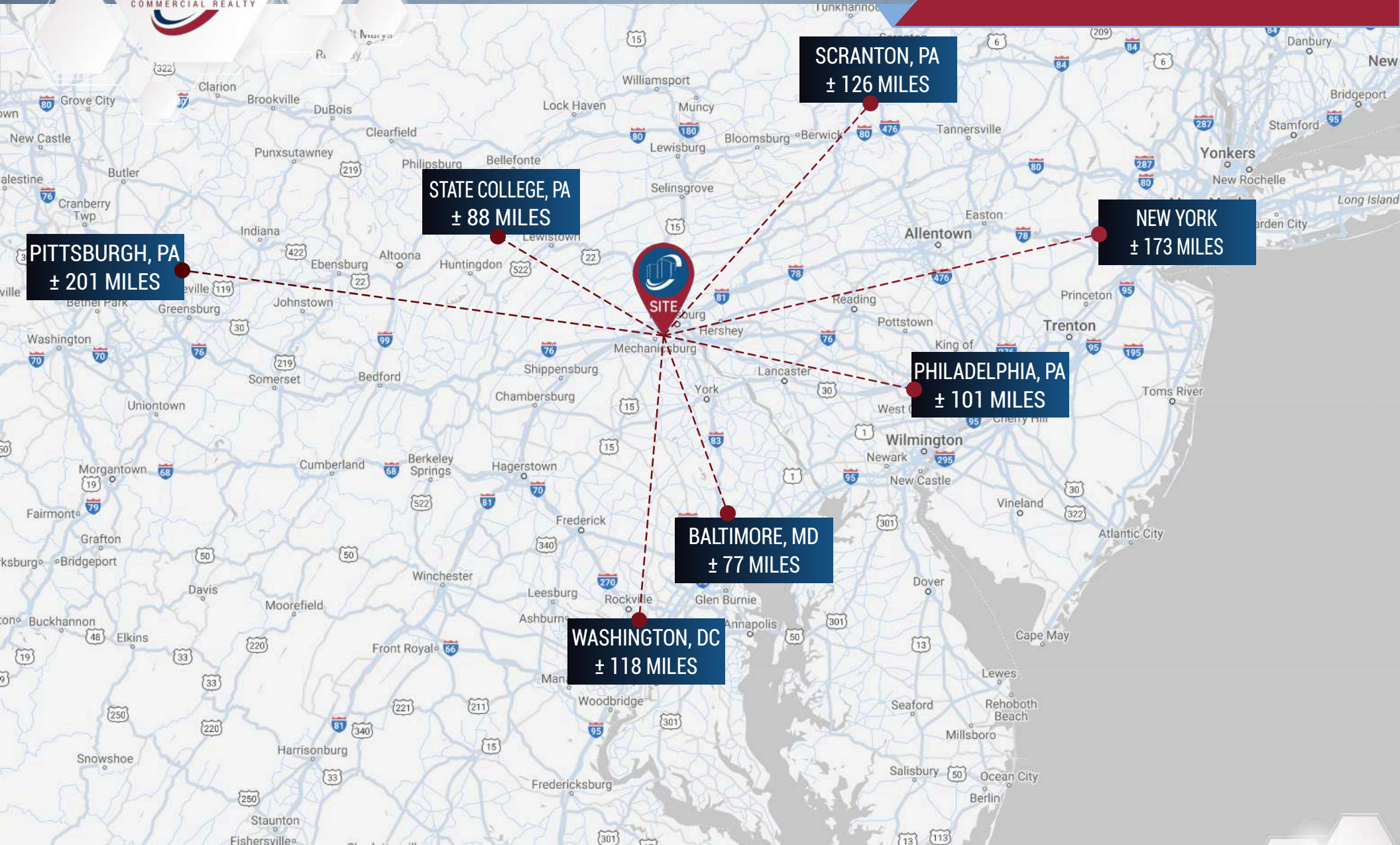
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