

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.

SALE/GROUND LEASE

OFFERING SUMMARY

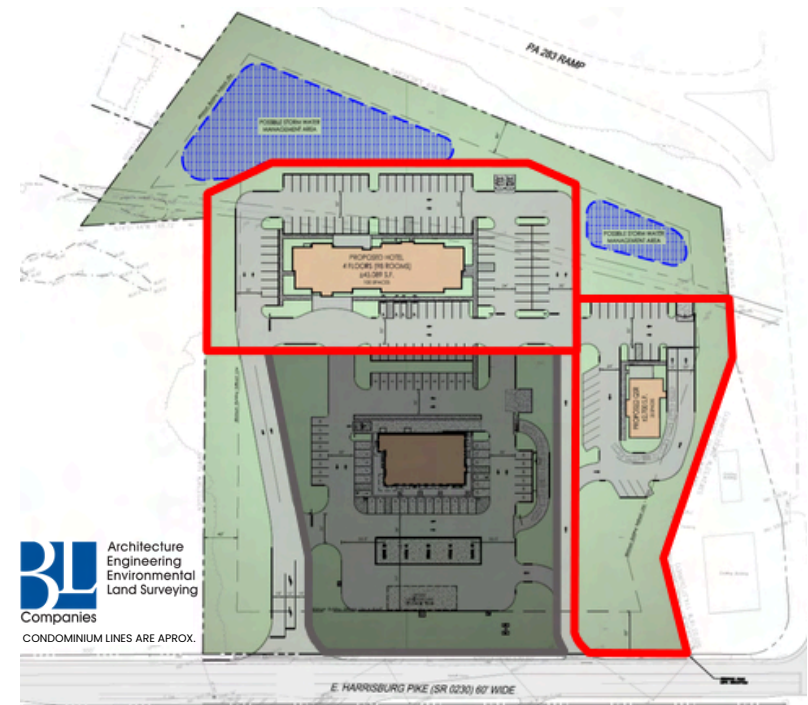
Pricing Negotiable for 9.10 +/- Acres Commercial Development Land

Sale/Ground Lease

Pad #2 1+ Acres for QSR
Pad #3 3+ Acres for Hotel

Municipality: Londonderry Township

Zoning: C-2 Commercial



PROPERTY OVERVIEW

- 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

CAMPBELL
Commercial Partners LLC

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Lemoyne, PA 17043
717.737.6161
www.acampbell.net

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

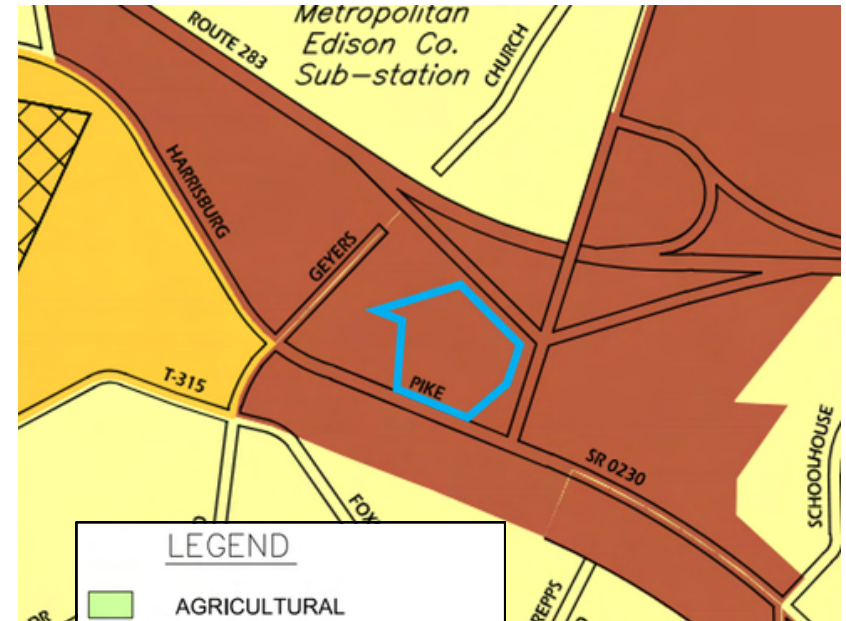
ART CAMPBELL
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ZONING C2- COMMERCIAL

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

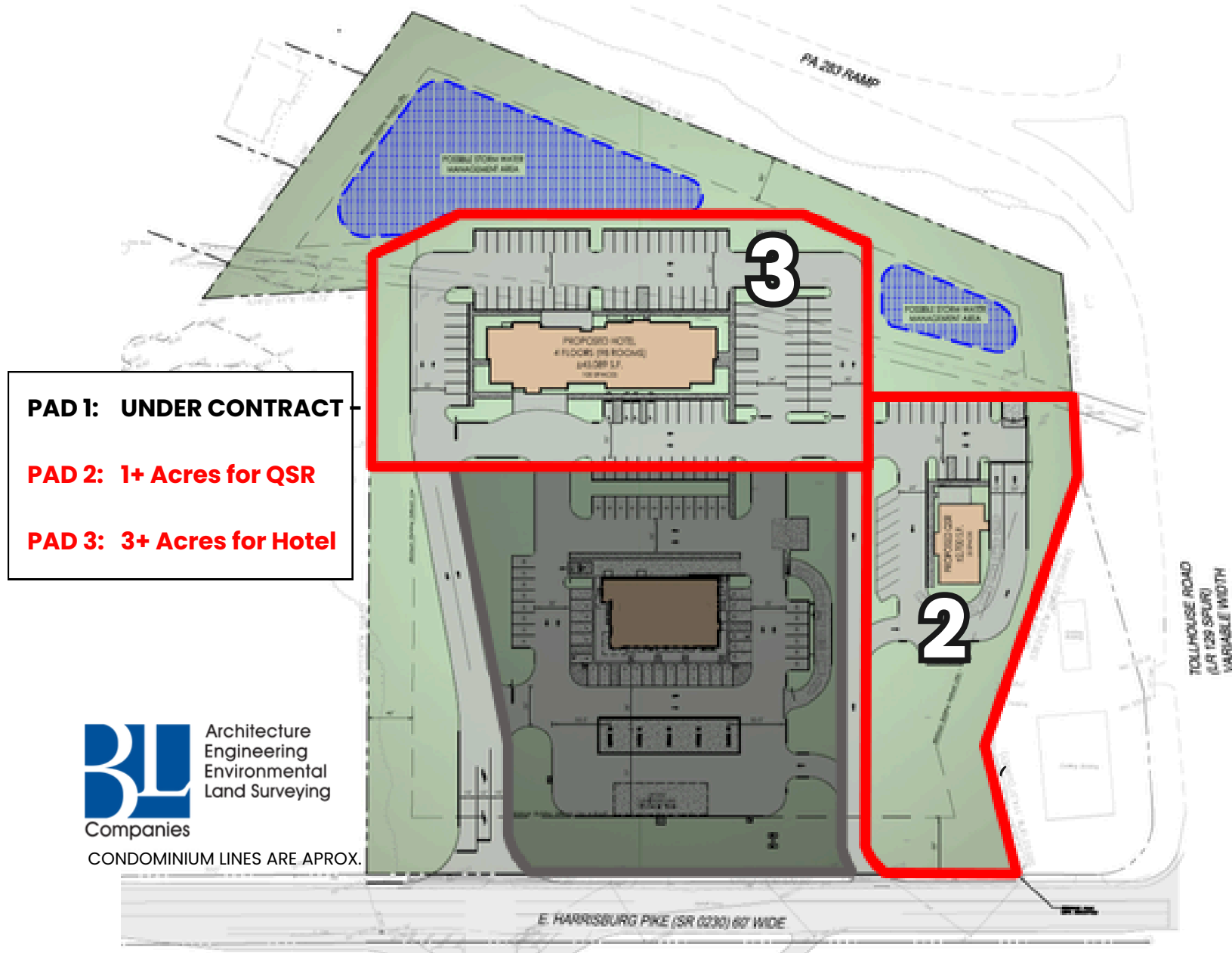


| LEGEND | |
|--------|-------------------------|
| | AGRICULTURAL |
| | RESIDENTIAL R-1 |
| | RESIDENTIAL R-2 |
| | COMMERCIAL C-1 |
| | COMMERCIAL C-2 |
| | INDUSTRIAL I-1 |
| | INDUSTRIAL I-2 |
| | PLANNING RESEARCH |
| | MOBILE HOME-RESIDENTIAL |
| | TND OVERLAY DISTRICT |

PROPERTY LINES ARE ESTIMATED

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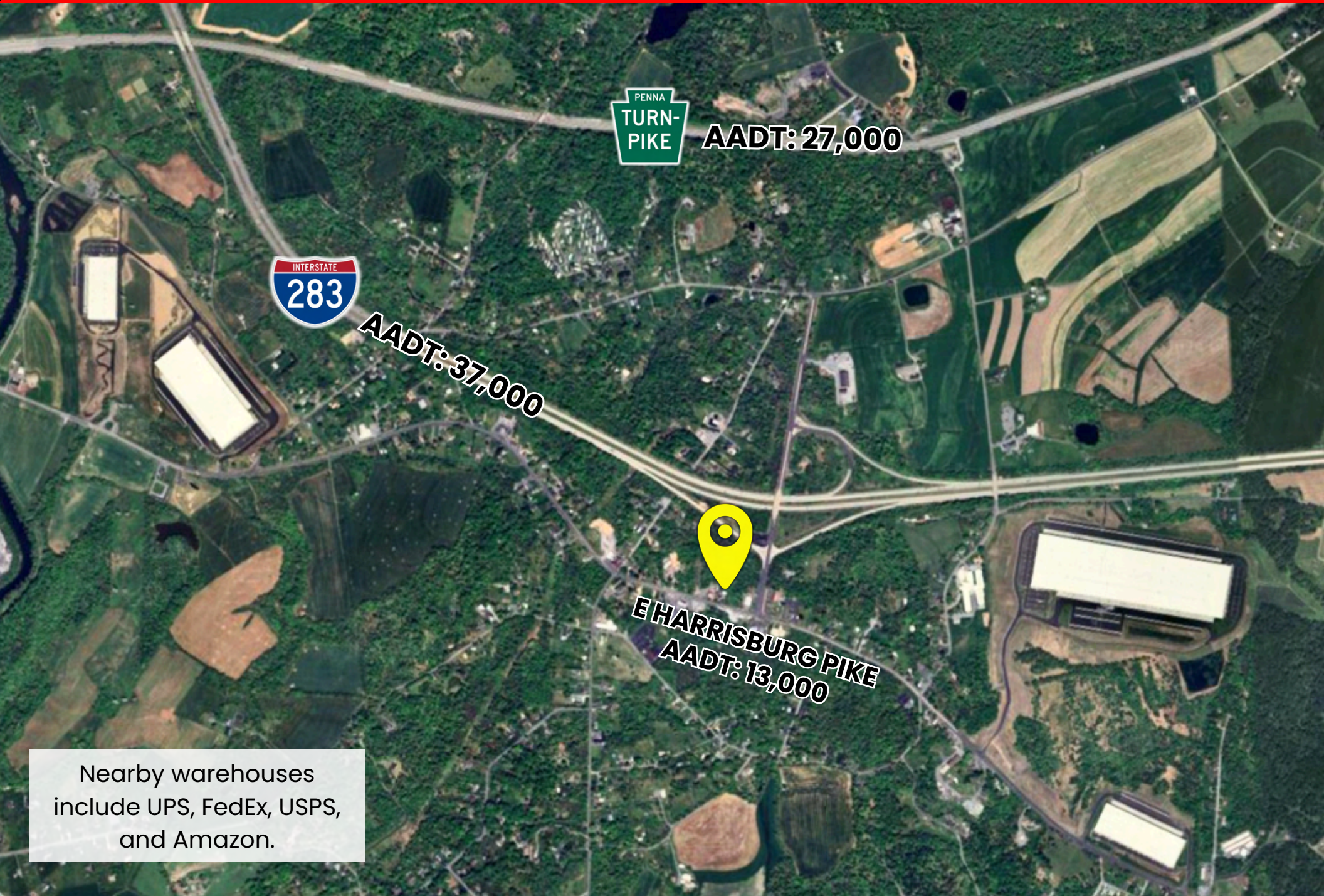
2771 E HARRISBURG PIKE, MIDDLETOWN



BL Architecture
Engineering
Environmental
Land Surveying
Companies

CONDOMINIUM LINES ARE APROX.

2771 E HARRISBURG PIKE, MIDDLETOWN



AAADT: 27,000



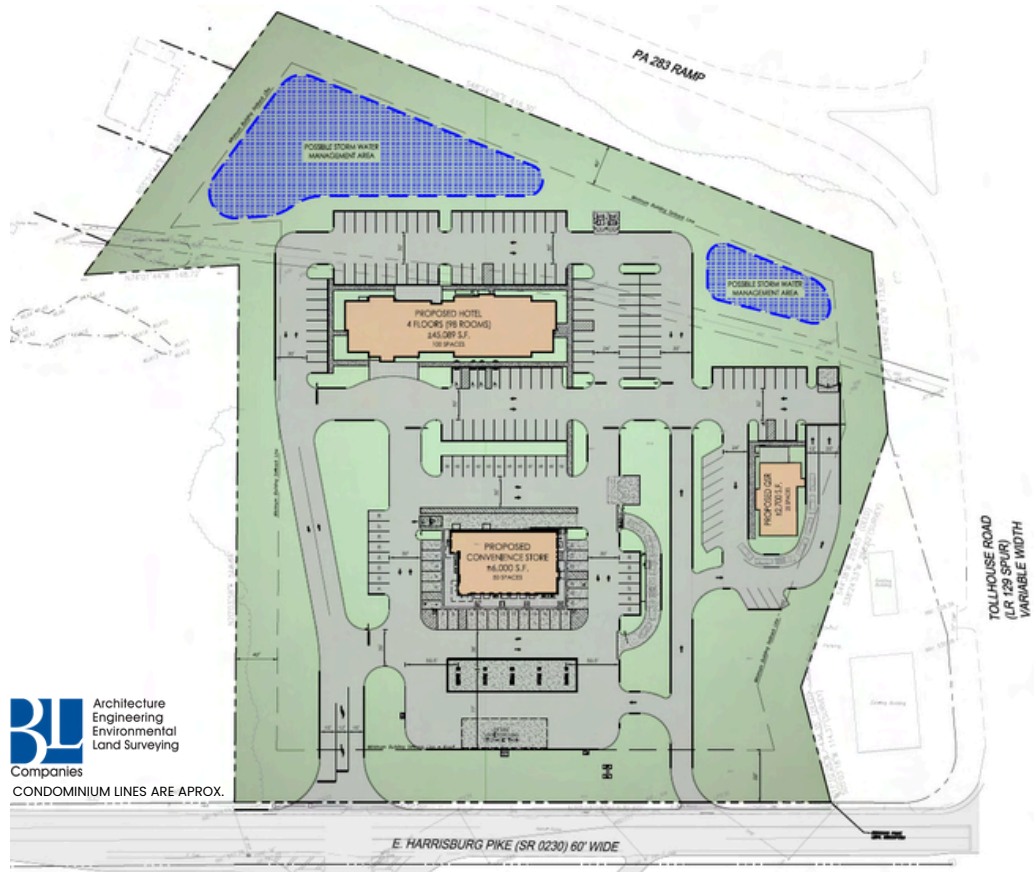
AAADT: 37,000



**E HARRISBURG PIKE
AAADT: 13,000**

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

SITE PLAN - CONCEPT



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Environmental
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Companies

| ZONING INFORMATION | | | |
|--------------------|---------------------------|--------------|---------------|
| ITEM # | ITEM | REQUIREMENTS | PROPOSED |
| 1 | Minimum Lot Area | None | +/- 9.0 Acres |
| 2 | Minimum Lot Width | 100 Feet | +/- 570 Feet |
| 3 | Minimum Front Setback | 50 Feet | >50 Feet |
| 4 | Minimum Side Setback | 40 Feet | >40 Feet |
| 5 | Minimum Rear Setback | 40 Feet | >40 F |
| 6 | Maximum Building Height | 35 Feet | TBD |
| 7 | Maximum Building Coverage | 70% | +/- 55% |

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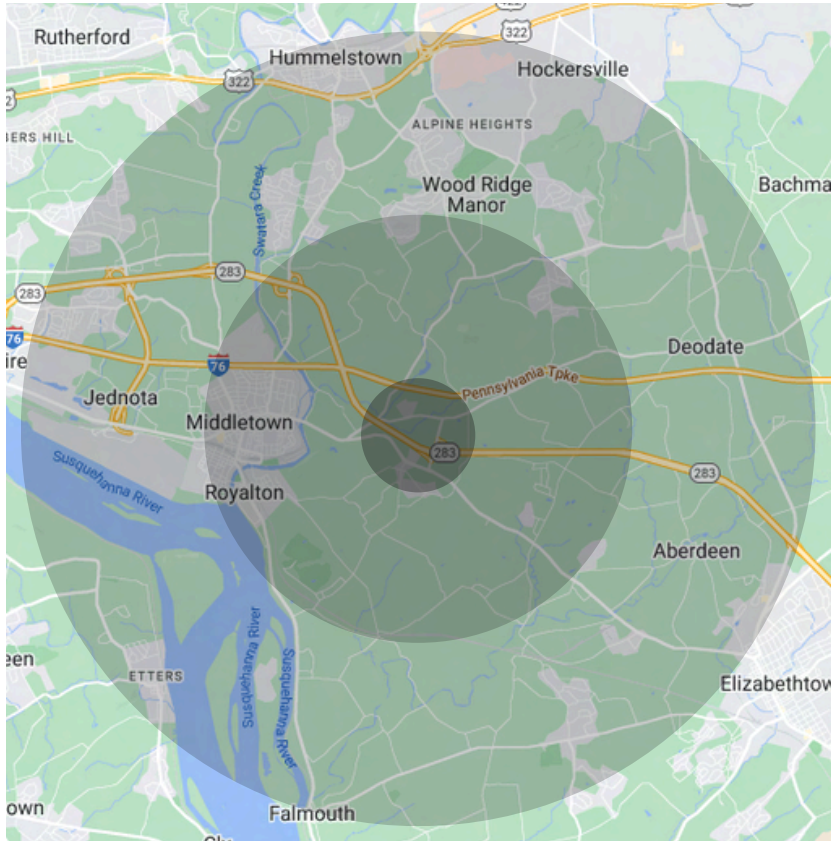
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DEMOGRAPHICS



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 4,915 | 35,800 | 131,800 |
| Average Age | 41 | 40 | 41 |
| Average Household Income | \$87,500 | \$77,600 | \$81,300 |

Demographic data derived from Crexi 2024

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