



LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com

AVAILABLE
for Sale

2301 GETTYSBURG ROAD
CAMP HILL, PA



PROPERTY OVERVIEW

Charming, well-maintained commercial building ideally positioned along the highly traveled Gettysburg Road corridor in Lower Allen Township. This versatile ±1,600 SF property spans two floors plus a basement and is well-suited for a variety of professional or service-oriented uses including an attorney or insurance company. Previously operated as a salon for over ± 20 years, the building remains equipped with plumbing on both floors and offers a functional layout for continued use or adaptive reuse. Significant capital improvements have been completed, providing a turnkey opportunity with efficient operating costs and strong visibility in one of the West Shore's most active commercial corridors.

** Owner of Tiffany's Boutique is planning to retire.*

PROPERTY HIGHLIGHTS

- **Major Capital Improvements Include:**
 - 2005 - New Roof
 - 2016 - New HVAC - Carrier Gas Furnace | Electric AC Unit
 - 2018 - New siding, soffit, fascia, gutters, front & back doors & rubber roof over addition
 - 2020 - New composite rear decks and stairs installed
- Minutes to **Capital City Mall, Capital City Commons**, hospitality & national retailers.
- **Prime Location** on busy Gettysburg Road with excellent visibility and signage potential
- **Convenient Access** to I-83, Route 581, and I-76/Pennsylvania Turnpike

PROJECT ABSTRACT

SALE INFORMATION

BUILDING SIZE	1,600 SF
SALE PRICE	\$350,000
PRICE PER SF	\$218.75 PSF
LOT SIZE	0.18 Ac
PROPERTY TAXES	\$2,742
APN	13-23-0549-071

LOCATION

Municipality	Lower Allen Township
County	Cumberland County

ZONING

Zoning	General Commercial District
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NEARBY NATIONAL RETAILERS



2301 Gettysburg Road, Camp Hill, PA
Single-Tenant Commercial Building for Sale



PROPERTY DETAILS

Number of Buildings	1
Building Size	1,600 SF
Lot Size	0.18 Ac
Building Class	B
Tenancy	Owner Occupied
Number of Floors	2 + basement
Restrooms	2 (1 ADA)
Parking	± 13 spaces
Year Renovated	2020

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle Rubber (new 2005)
Power	200 Amp
HVAC	Gas Electric Central AC (new 2016)
Sprinklers	No
Security	No
Signage	Monument (facing Gettysburg Rd)

MARKET DETAILS

Cross Streets	Spear Rd & Hartzdale Dr
Traffic Counts	±8,300 VPD
Municipality	Lower Allen Township
County	Cumberland County
Zoning	General Commercial District
Permitted Uses	Retail, Salon, Professional Services

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ADDITIONAL PHOTOS



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TCN
WORLDWIDE
REAL ESTATE SERVICES

2301 Gettysburg Road, Camp Hill, PA
Single-Tenant Commercial Building for Sale

LOCATION - Regional



DOWNTOWN HARRISBURG



LEMOYNE



CAMP HILL



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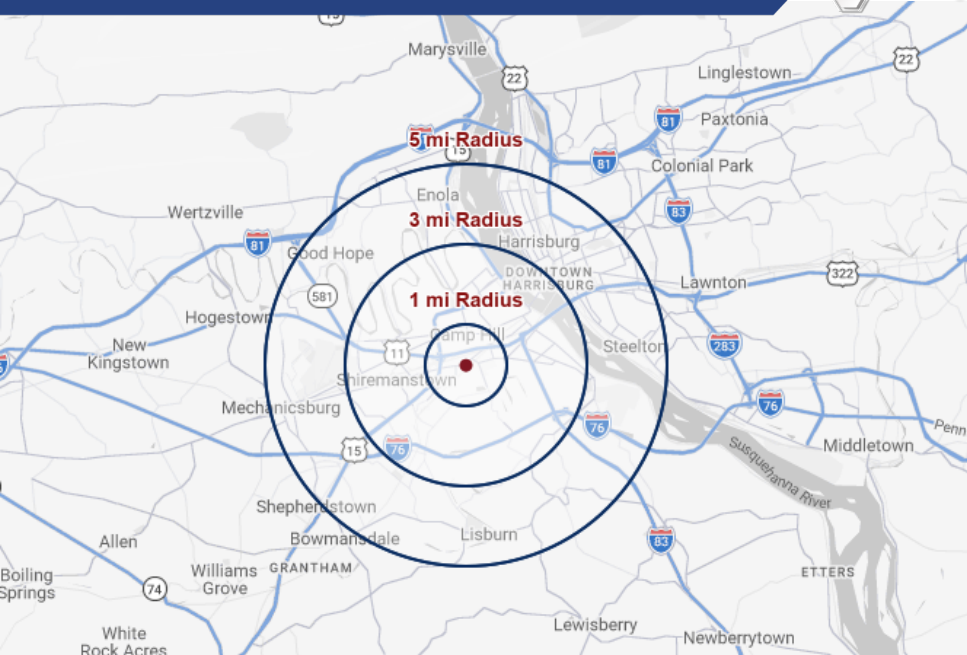
2301 Gettysburg Road, Camp Hill, PA
Single-Tenant Commercial Building for Sale



LOCATION & DEMOGRAPHICS

LOWER ALLEN TOWNSHIP, PA, is an ideal location for retail tenants, offering a strong mix of shopping, dining, and entertainment options. The area has a steadily growing population, with a mix of young professionals, families, and retirees, contributing to a diverse customer base. The median household income in the township is above the national average, indicating strong purchasing power among residents. Additionally, the township benefits from a well-educated population, with a significant percentage holding college degrees, which supports demand for a variety of retail, dining, and entertainment options.

The township's strategic location to the East and West Shores, all major transportation routes, along with proximity to the Pennsylvania Turnpike, ensures excellent accessibility. With a growing population, a business-friendly environment, and regular community



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,231	63,997	193,003
Households	3,193	27,359	80,801
Average Household Income	\$98,285	\$121,969	\$107,589
Businesses	505	3,856	8,579
Employees	6,137	53,390	126,709

HIGHLIGHTS

- Lower Allen offers a steady stream of foot traffic from a variety of national retailers and entertainment venues
- Conveniently located near Interstates 83 and 581 and the Pennsylvania Turnpike, ensuring easy access for customers and efficient logistics for businesses
- A growing population with strong purchasing power, including young professionals, families, and retirees, creating a broad and dynamic customer base
- A wide range of dining options, from casual eateries to upscale restaurants, enhances the area's appeal as a dining destination

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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

**PROUDLY SERVING
SOUTH CENTRAL
PENNSYLVANIA
FOR OVER 30 YEARS**



HARRISBURG CARLISLE
STATE COLLEGE YORK
ALLENTOWN GETTYSBURG
HAZLETON LEBANON
HAGERSTOWN LANCASTER
CHAMBERSBURG HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry’s most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients’ real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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.