

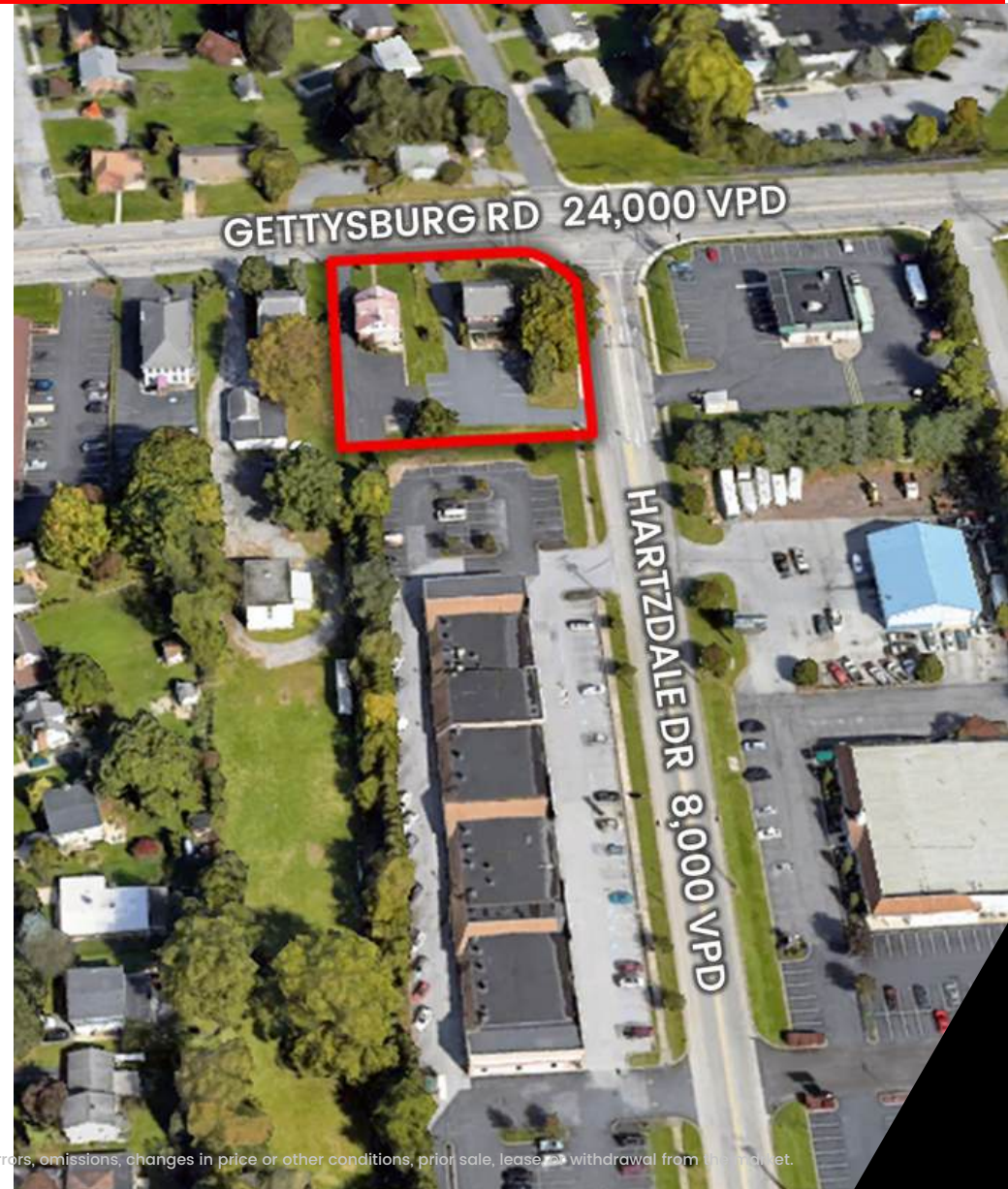
FOR SALE / GROUND LEASE

OFFERING SUMMARY

Sale Price:	\$699,000
Ground Lease Rate:	\$55,000
Lot Size:	0.81 Acres
Municipality:	Lower Allen Township
Zoning:	C2

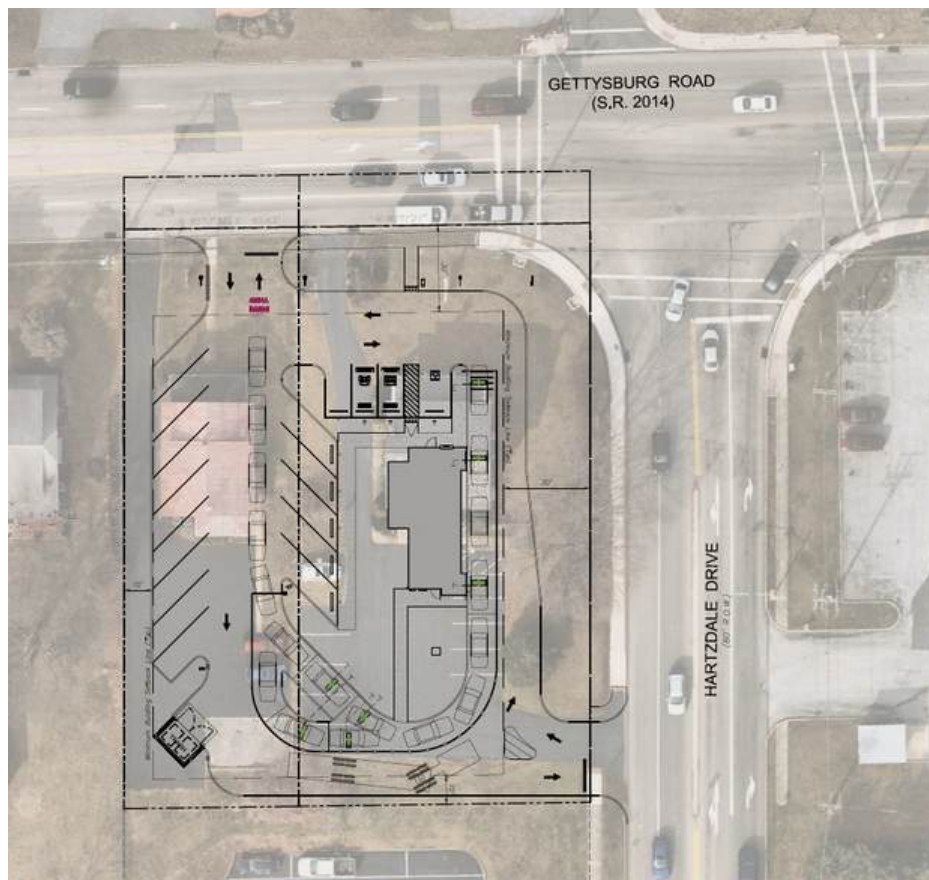
PROPERTY OVERVIEW

- Corner lot at signalized intersection of Gettysburg Road and Hartzdale Drive
- In close proximity to Capital City Mall, Capital City Plaza, Hartzdale Plaza and recently redeveloped Lower Allen Commons (Trader Joe's, Springhill Suites by Marriott, Chick-fil-A, Bonefish Grill, Texas Roadhouse, Burger King)
- Zoning allows retail uses including restaurant with drive-thru, car wash, financial institutions and more



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.

SITE PLAN - CONCEPT



ZONING INFORMATION

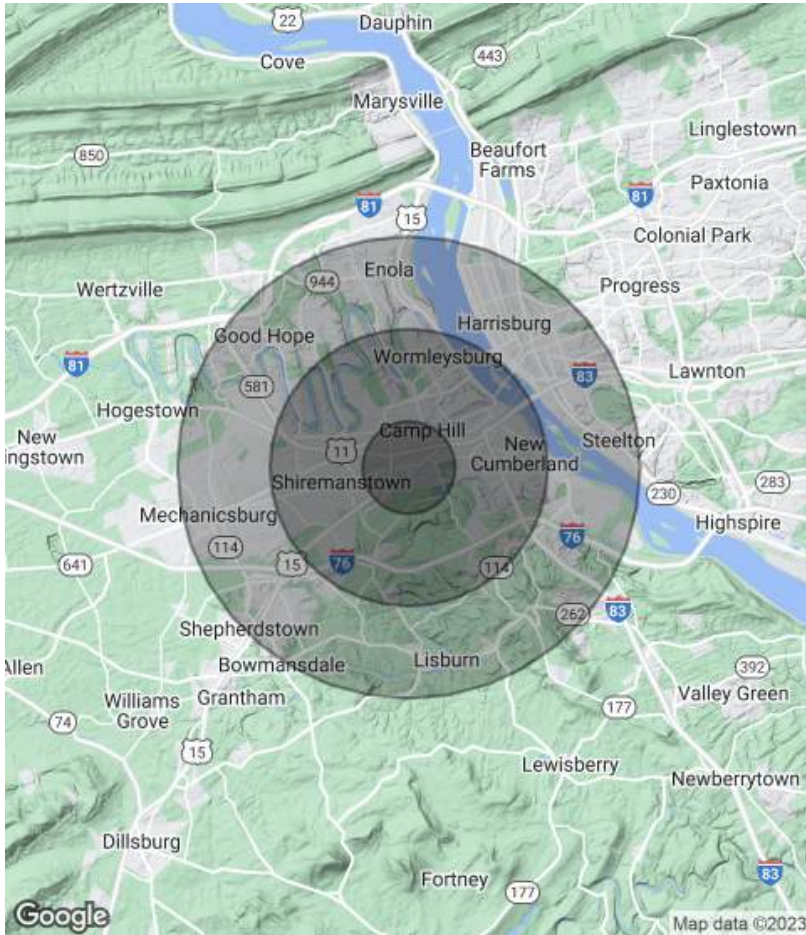
LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY			
ZONE: C-2 - GENERAL COMMERCIAL DISTRICT			
USE: ACCOMMODATION AND FOOD SERVICES (PERMITTED)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	N/A	±32,222 S.F. ±0.74 ACRES
2	MINIMUM LOT WIDTH	50 FEET	>160 FEET
3	MINIMUM FRONT SETBACK	30 FEET	>30 FEET
4	MINIMUM SIDE SETBACK	10 FEET	>10 FEET
5	MINIMUM REAR SETBACK	35 FEET	N/A
6	MAXIMUM LOT COVERAGE	70 PERCENT	TBD
7	MAXIMUM BUILDING HEIGHT	50 FEET	<50 FEET

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	N/A	QSR = ±1,090 S.F.
2	PARKING REQUIRED BY TOWNSHIP	EATING ESTABLISHMENTS: 1 PER 2 SEATS SEATS 36 / 2 = 18 SPACES OR FAST-FOOD ESTABLISHMENT: 1 SPACE PER 30 S.F. GFA 1,090 S.F. / 30 = 37 SPACES	18 SPACES
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET

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DEMOGRAPHIC REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,183	60,221	158,269
Total Households	3,029	25,814	67,899
Average Household Income	\$66,087	\$72,315	\$66,552
Average Household Value	\$152,757	\$196,898	\$178,165

Demographic data derived from 2020 ACS - US Census

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2507 - 2509 GETTYSBURG RD & HARTZDALE DR, CAMP HILL, PA



Camp Hill Shopping Center
GIANT LA|FITNESS
BARNES & NOBLE *Panera BREAD*
Boscov's **OIP** *Arby's*
Santander
PNC BANK **five BELOW**

Hartzdale Plaza

Pizza Hut
TIGER-ROCK MARTIAL ARTS

Lower Allen Commons
TRADER JOE'S **SPRINGHILL SUITES**
 The Good Feet Store[®] BY MARRIOTT

Apricot Lane **Sport Clips**

Capital City Mall
DICK'S SPORTING GOODS
DAVE & MISTER'S
 FINE WINE & GOOD SPIRITS
 MAVIS DISCOUNT TIRE
 ★ **macy's**
JCPenney **PRIMANTI BROS.**
OUTBACK STEAKHOUSE
SPORTSMAN'S WAREHOUSE

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CAMPBELL
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