



FLEXIBLE COMMERCIAL  
ASSET AVAILABLE

FOR SALE

1128-1130 LAUREL AVE, CAMP HILL, PA 17011



1128 - 1130 LAUREL AVENUE  
CAMP HILL, PA 17011

FOR SALE

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## PROPERTY SUMMARY

Rare opportunity to acquire a multi-building commercial property consisting of a residential office, two warehouse buildings, an additional storage shed, and an adjacent development parcel. The property offers flexibility for owner-users, investors, contractors, service businesses, and light industrial users with the ability to occupy multiple buildings or lease them independently.

## PROPERTY HIGHLIGHTS

- Multi-building commercial property
- Public water/sewer
- House/office with attached garage
- Security camera system
- Large Warehouse with three (3) overhead doors
- LED Lighting throughout
- Small Warehouse with one (1) overhead door
- Separate electric service/utilities for each building
- Additional storage shed
- Large paved parking & outdoor storage area
- Includes ±0.25 acre development parcel
- Excellent owner-user or investment opportunity

## LOCATION HIGHLIGHTS

Located in one of Cumberland County's most established commercial markets. The location offers convenient access to major transportation corridors, surrounding business districts, and the broader Harrisburg metropolitan region.

## OFFERING SUMMARY

|                     |                        |
|---------------------|------------------------|
| Sale Price          | \$625,000              |
| Number of Buildings | 5                      |
| Warehouse Size      | ±1,200 SF              |
| Office / Admin Size | ±1,800 SF              |
| Zoning              | C-2 General Commercial |
| Municipality        | Lower Allen Township   |
| County              | Cumberland County      |

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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## PROPERTY DETAILS

|                                                  |                        |
|--------------------------------------------------|------------------------|
| Number of Buildings                              | 5                      |
| Main Building Size (House/Office)                | ± 1,200 SF             |
| Out Building Size (Lg. Warehouse + Sm Warehouse) | ± 1,800 SF             |
| Lot Size                                         | 0.75 AC (total)        |
| Tenancy                                          | Single                 |
| Number of Floors (House/Office)                  | 1 (+ walkout basement) |
| Restrooms                                        | 4                      |
| Parking                                          | ± 10 spaces            |
| Year Built                                       | 1980                   |

## BUILDING SPECIFICATIONS

|              |                                            |
|--------------|--------------------------------------------|
| Construction | Masonry   Metal                            |
| Roof Type    | Architectural Shingle   Metal              |
| Power        | Single-Phase   200-Amp                     |
| Lighting     | LED                                        |
| HVAC         | Central AC   Electric Heat                 |
| Sprinklers   | No                                         |
| Security     | Security camera system throughout property |
| Signage      | Monument                                   |

## MARKET DETAILS

|               |                                                          |
|---------------|----------------------------------------------------------|
| Cross Streets | Hartzdale Drive & Laurel Avenue                          |
| Municipality  | Lower Allen Township                                     |
| County        | Cumberland County                                        |
| Zoning        | C-2 - Commercial General                                 |
| Ideal Uses    | Contractors, service companies, and wholesale businesses |

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HOUSE/OFFICE

## FEATURES

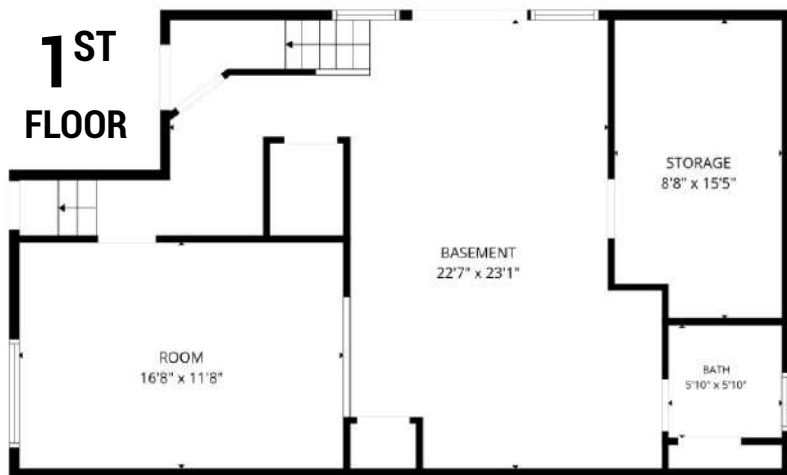
- Two Bedrooms
- Kitchen
- Dining Room
- Living Room
- Finished walk-out lower level
- Potential third bedroom or additional office space
- Rear porch
- Large rear yard
- Garage

## HVAC

- Natural gas boiler heat
- Central AC



nd floor



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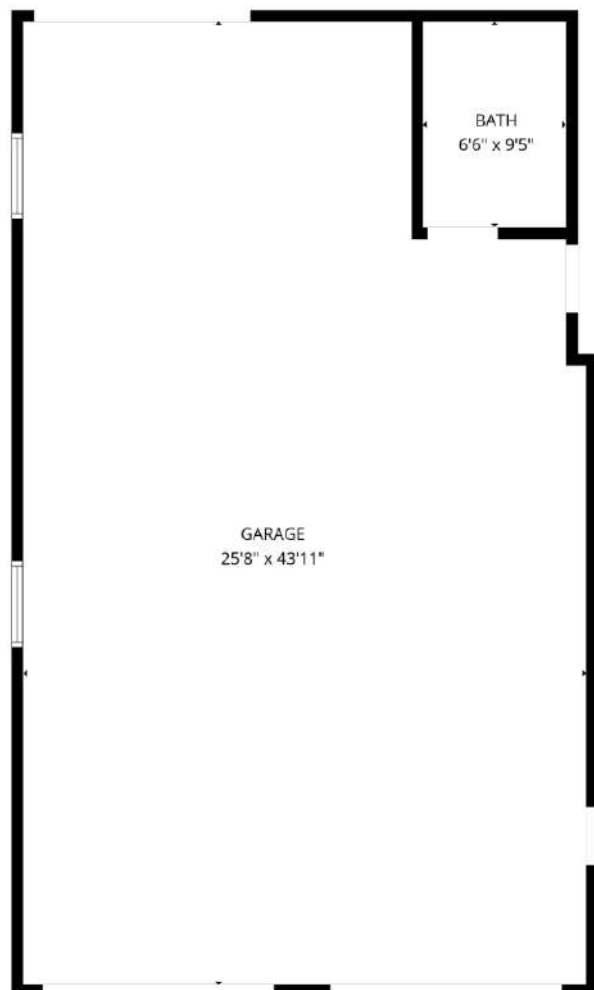


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LARGE WAREHOUSE



## FEATURES

- Two (2) 10' x 12" drive-in overhead doors
- LED Lighting
- One (1) 8' x 10' drive-in overhead door
- Large paved parking and maneuvering area
- Restroom

## HVAC

- Electric heating & cooling heat pump



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## SMALL WAREHOUSE & STORAGE SHED

### FEATURES *(Small Warehouse)*

- Separately metered
- One (1) 10' x 12' drive-in overhead door
- Restroom
- LED lighting
- Adjacent storage shed

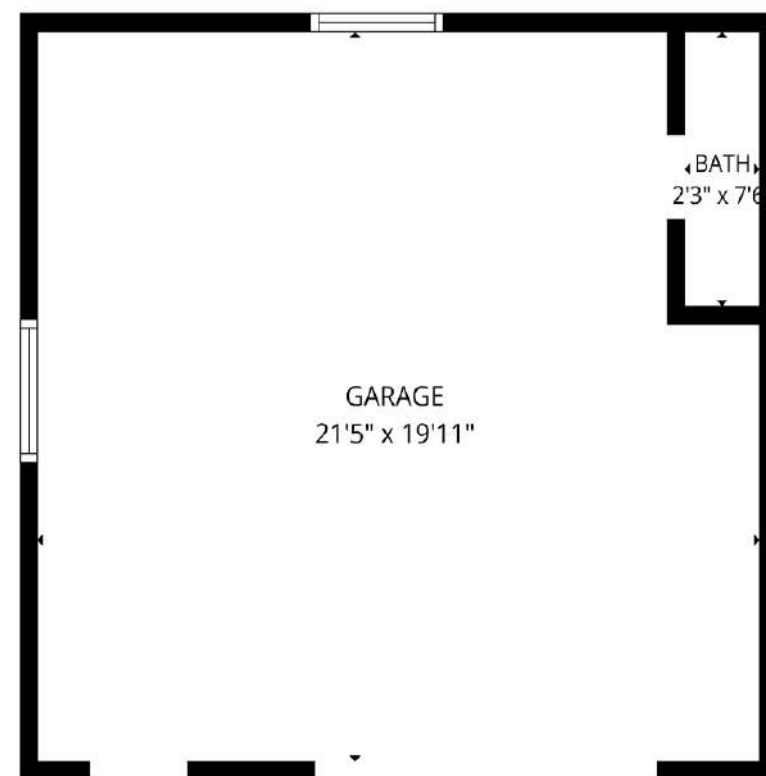


### HVAC

- Electric heating & cooling (heat pump)

### FEATURES *(Storage Shed)*

- Metal roof
- Ideal for equipment or material storage



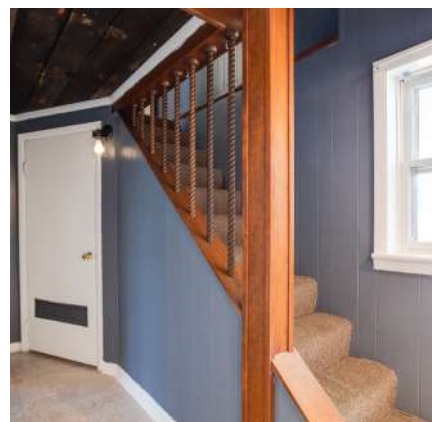


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HOUSE/OFFICE



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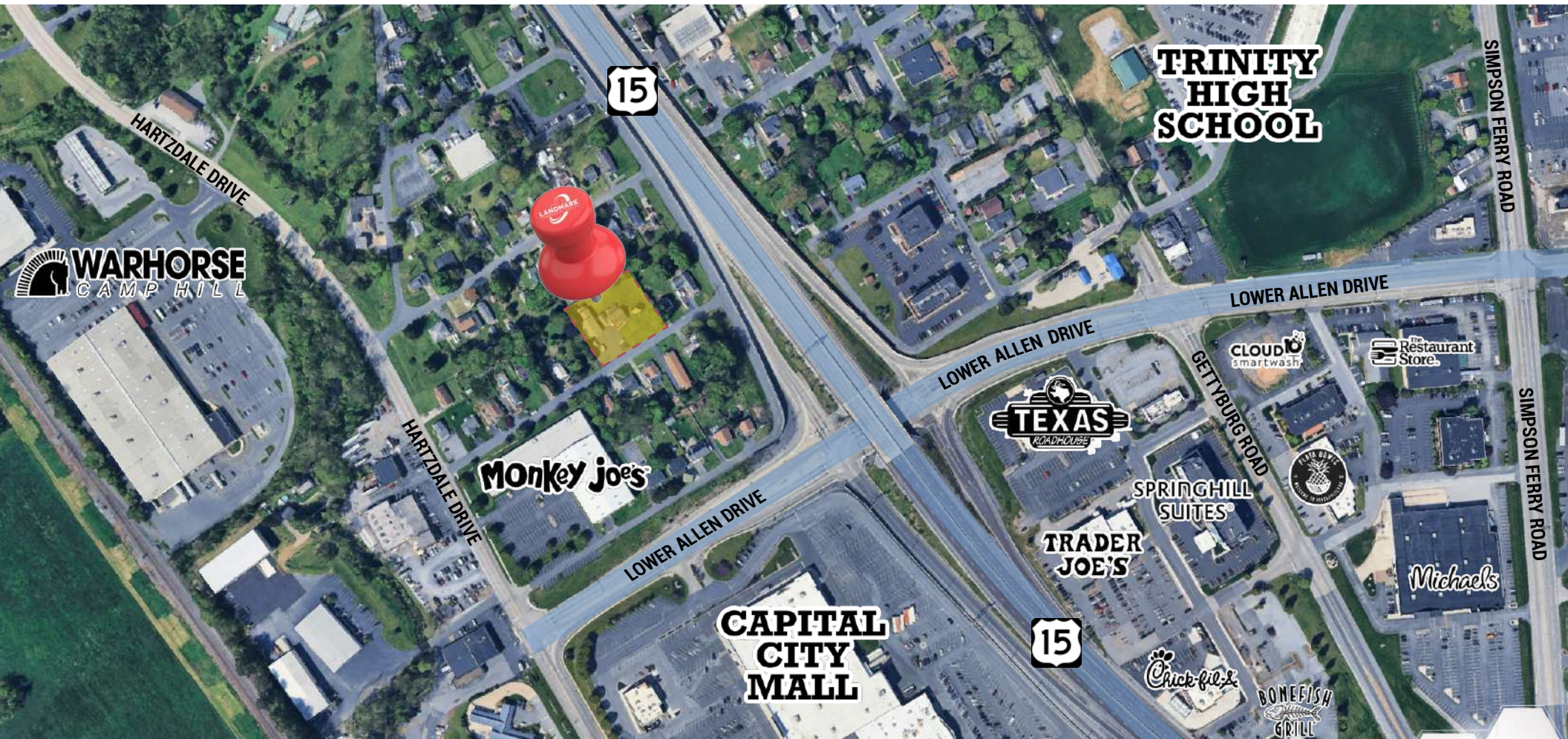


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AREA



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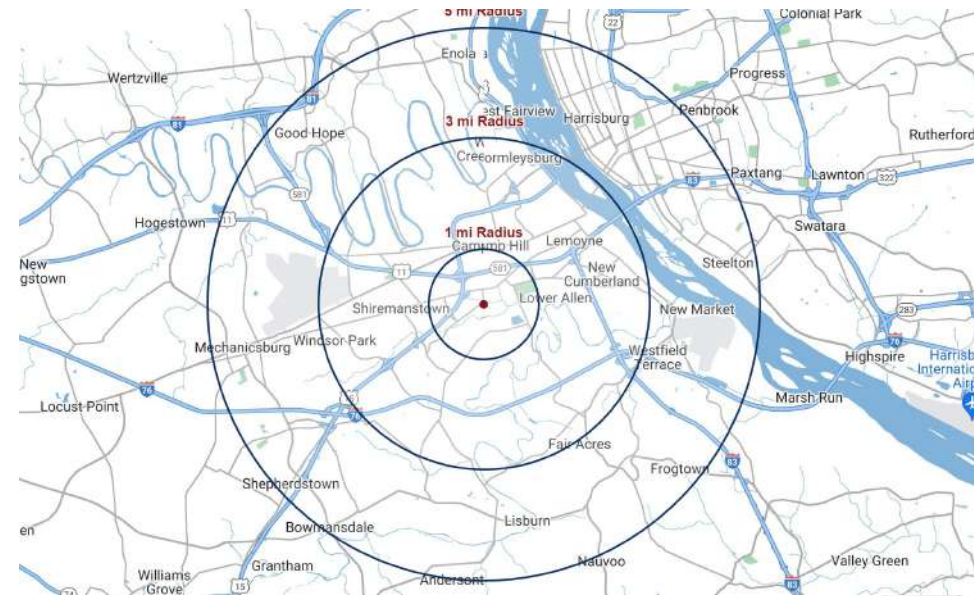
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## DEMOGRAPHICS & LOCATION OVERVIEW

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 events, Lower Allen provides a dynamic and supportive setting for retail businesses.



### DEMOGRAPHICS

|                          |          |           |           |
|--------------------------|----------|-----------|-----------|
| Population               | 7,639    | 64,732    | 181,331   |
| Households               | 2,088    | 27,346    | 76,009    |
| Average Household Income | \$83,779 | \$116,883 | \$104,834 |
| Businesses               | 374      | 3,467     | 7,856     |
| Employees                | 5,685    | 44,837    | 116,800   |

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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 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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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