2690 E HARRISBURG PIKE, MIDDLETOWN

FOR LEASE
3.80+/- ACRES



CAMPBELL
Commercial Partners
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OFFERING SUMMARY

PROPERTY OVERVIEW

3.80 +/- acre lot for lease right off 283 in Middletown. Approximately 2 acres of stoned area great for a variety of uses. 2,500+/- SF garage available with two 8-ft overhead doors.

Available Space	3.80 +/- ACRES
Cleared Space	2 +/- ACRES
Garage	2,500+/- SF
Lease Rate	NEGOTIABLE
Lease Term	MINIMUM 1 YEAR
Lease Type	MODIFIED GROSS
Availability	IMMEDIATE

PROPERTY HIGHLIGHTS

- Zoned C-2 Commercial
- Within proximity Harrisburg International Airport and major highways including PA Turnpike I-76, I-283, I-81.
- Ideal for Contractors, equipment, sales and services





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.

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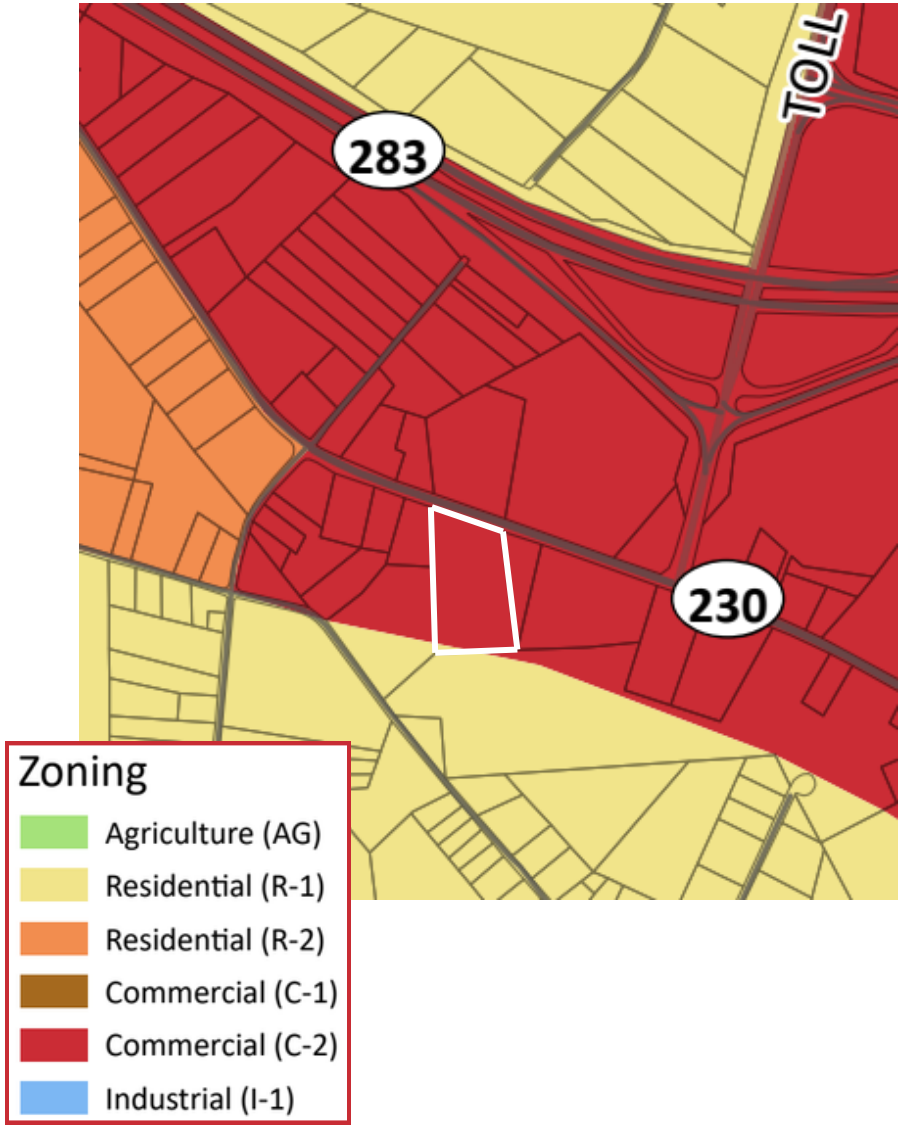
PERMITTED USES

Zoned 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, parking garages
- Gas stations
- Public uses
- Contractors, equipment, sales and services



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VICINITY MAP

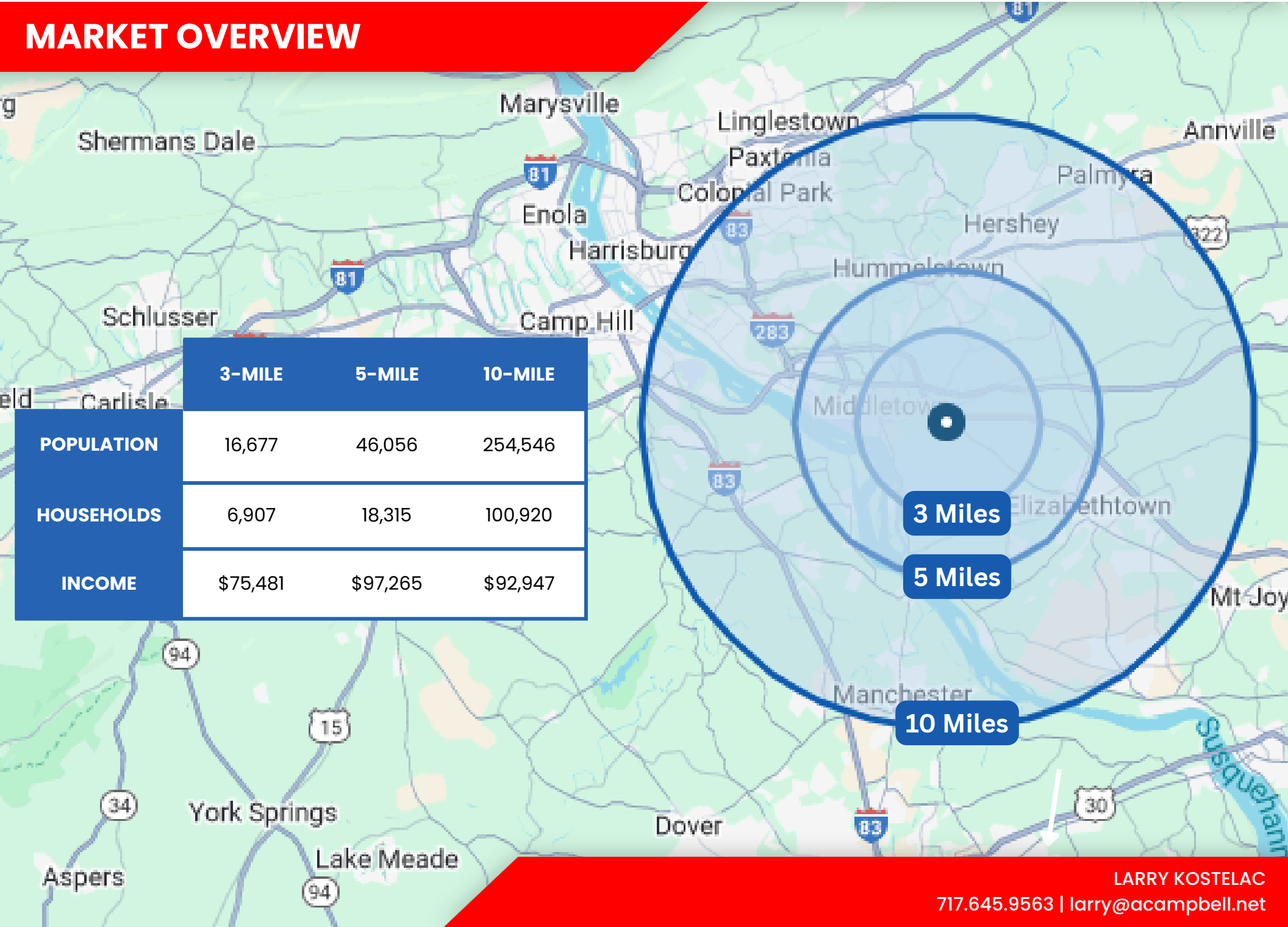


Nearby warehouses include UPS, FedEx, USPS, and Amazon.

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MARKET OVERVIEW

	3-MILE	5-MILE	10-MILE
POPULATION	16,677	46,056	254,546
HOUSEHOLDS	6,907	18,315	100,920
INCOME	$75,481	$97,265	$92,947



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