2771 E HARRISBURG PIKE, MIDDLETOWN

9.10+/- ACRES



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

PROPERTY OVERVIEW

9.10+/- acres of commercial land available for sale or ground lease. Ground can be offered wholesale or sundivided into 3 individual commercial development pads:

Pad #1: 2+ Acres for Convenience Store
Pad #2: 1+ Acres for QSR
Pad #3: 3+ Acres for Hotel

Lot Size	9.10 +/- Acres
	FULL 9.10+/- ACRES: $2,500,000
Sale Price	PRICING NEGOTIABLE FOR INDIVIDUAL PADS
Municipality	LONDONDERRY TOWNSHIP
Zoning	C-2 - COMMERCIAL



PROPERTY HIGHLIGHTS

- 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
- Increased visibility from surrounding warehouses - new openings creating ~1,000 jobs

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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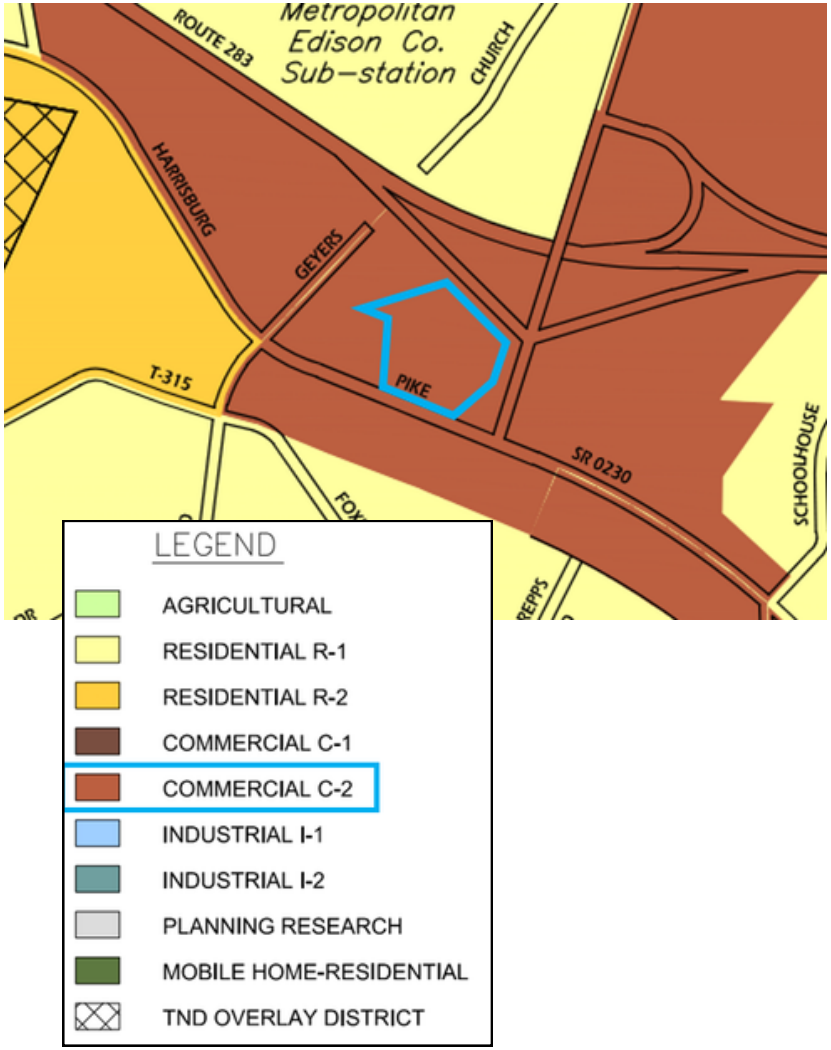
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PERMITTED USES

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
- Contractors, equipment, sales and services

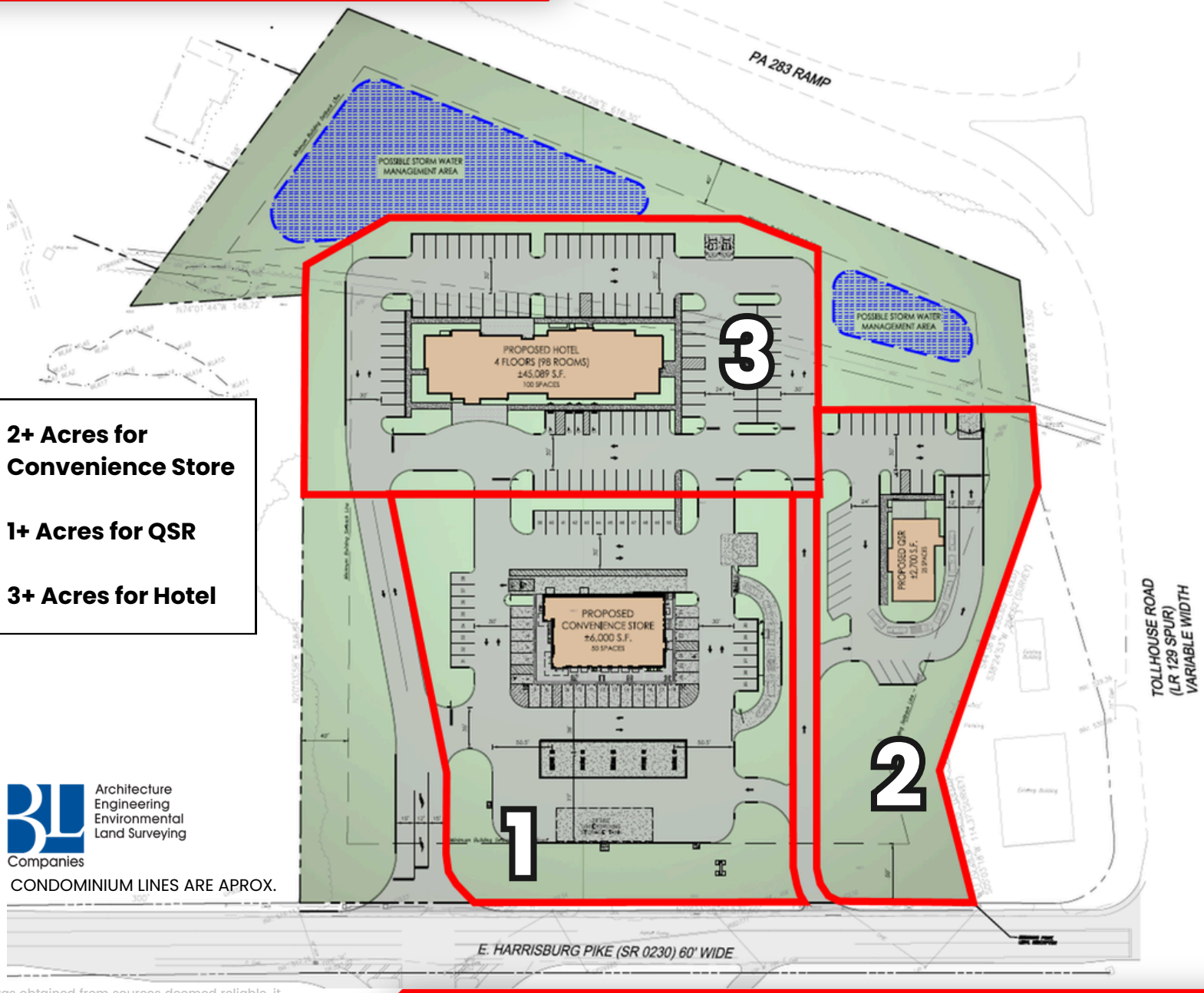


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SUBDIVISION PLAN



PAD 1	**2+ Acres for Convenience Store**
PAD 2	**1+ Acres for QSR**
PAD 3	**3+ Acres for Hotel**

BL Companies
Architecture
Engineering
Environmental
Land Surveying

CONDOMINIUM LINES ARE APROX.

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VICINITY MAP



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

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