3580 GETTYSBURG ROAD, CAMP HILL

FOR SALE
5,750± SF MIXED-USE



CAMPBELL
Commercial Partners

LARRY KOSTELAC
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3580 GETTYSBURG ROAD, CAMP HILL

SALE

OFFERING SUMMARY

Sale Price:	$949,500
Lot Size:	0.26 ACRES
Building Size:	5,750± SF
First Floor:	COMMERCIAL
Second Floor:	APARTMENT
Parking:	15 SPACES
Municipality:	LOWER ALLEN TOWNSHIP
County:	CUMBERLAND



PROPERTY DESCRIPTION

We are pleased to present this mixed-use retail/office property located just off Route 15 in Camp Hill. The property provides convenient access to Route 15 and Route 581 and is near many national retailers including Texas Roadhouse, Trader Joe's, Chick-fil-A and more at the Capital City Mall.

The building can accomodate a range of retail, office, and service uses. The second floor apartment includes a renovated bathroom.

With visibility from Lower Allen Drive and Gettysburg Road, and a prime location near major roadways, this property offers flexibility for an owner-user, tenant, or investor.

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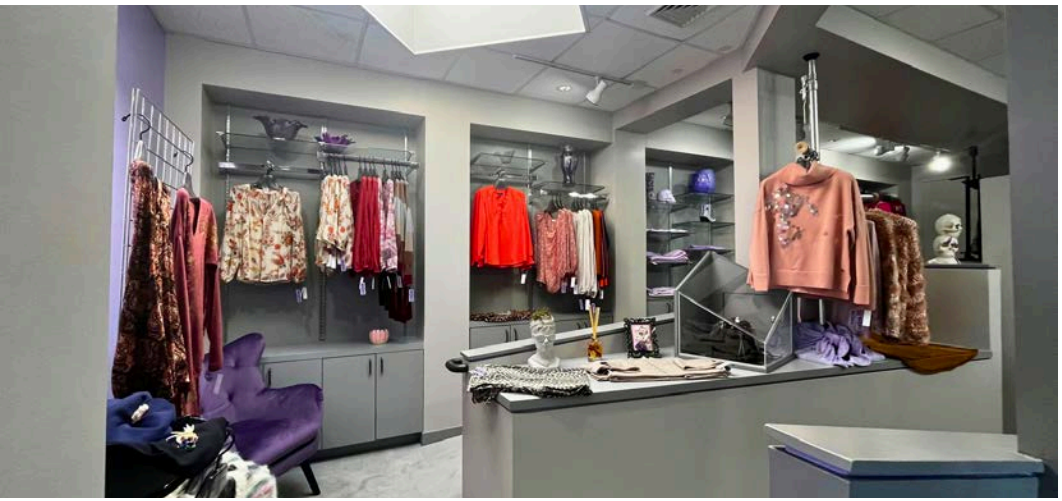
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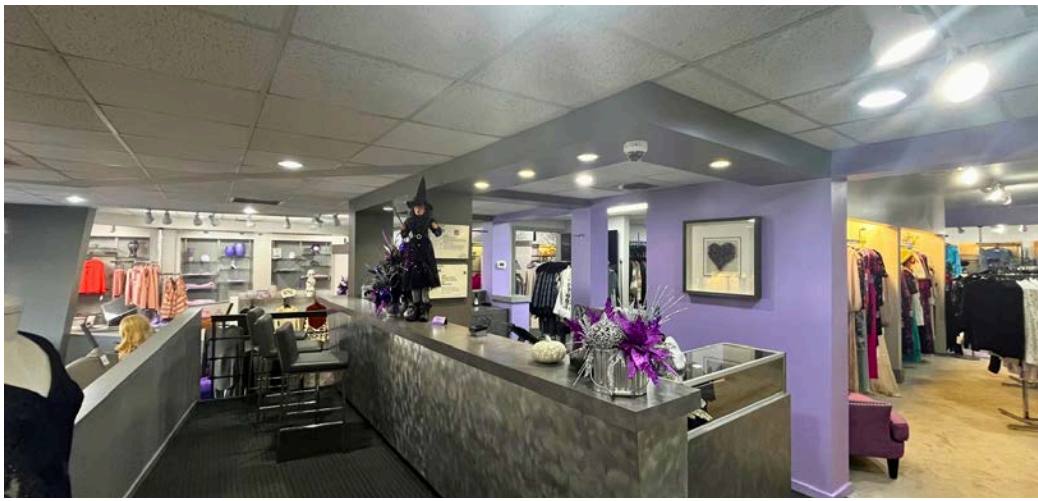
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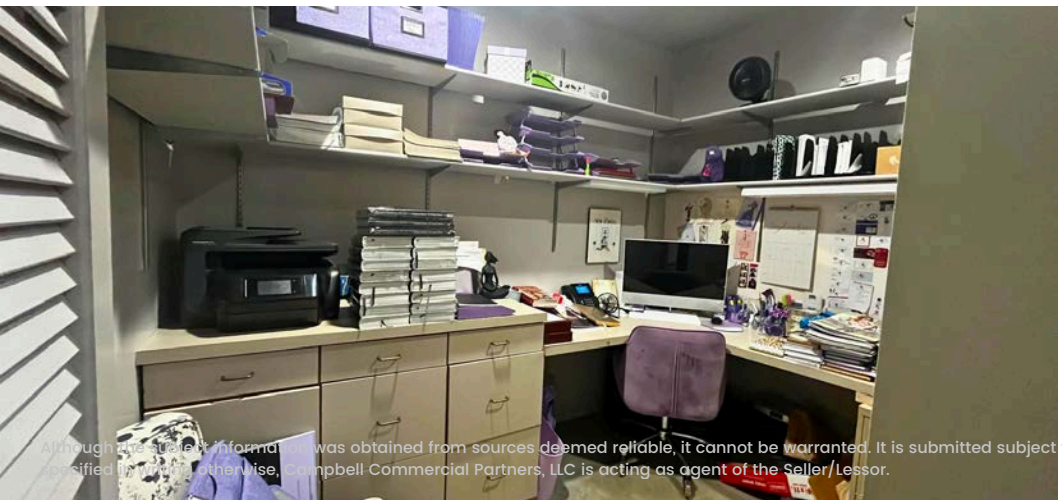
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TAXES & ZONING

Zoned: Regional Commercial

Allowed Uses:

- Printing and related support services
- Retail trade
- Postal, courier, and messenger services
- Finance and insurance
- Real estate and rental/leasing, with specified exclusions
- Professional, scientific, and technical services
- Corporate and business management
- Educational services
- Health care and social assistance, with specified exclusions
- Arts, entertainment, and recreation
- Accommodation and food services, excluding bed-and-breakfast inns

This list is not exhaustive of all allowed uses.

Find a full list here.

Total Estimated Taxes: $10,425.16

	TAXES					
COUNTY:	$	471,300.00	X	0.002875	=	$ 1,354.99
MUNICIPAL:	$	471,300.00	X	0.004	=	$ 1,885.20
SCHOOL:	$	471,300.00	X	0.015245	=	$ 7,184.97
TOTAL:						$ 10,425.16
INDICATED MARKET VALUE:	$	471,300.00	X	1.56	=	$ 735,228.00



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DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	7,116	65,526	179,524
HOUSEHOLDS	2,114	26,649	73,770
INCOME	$89,424	$115,223	$106,588

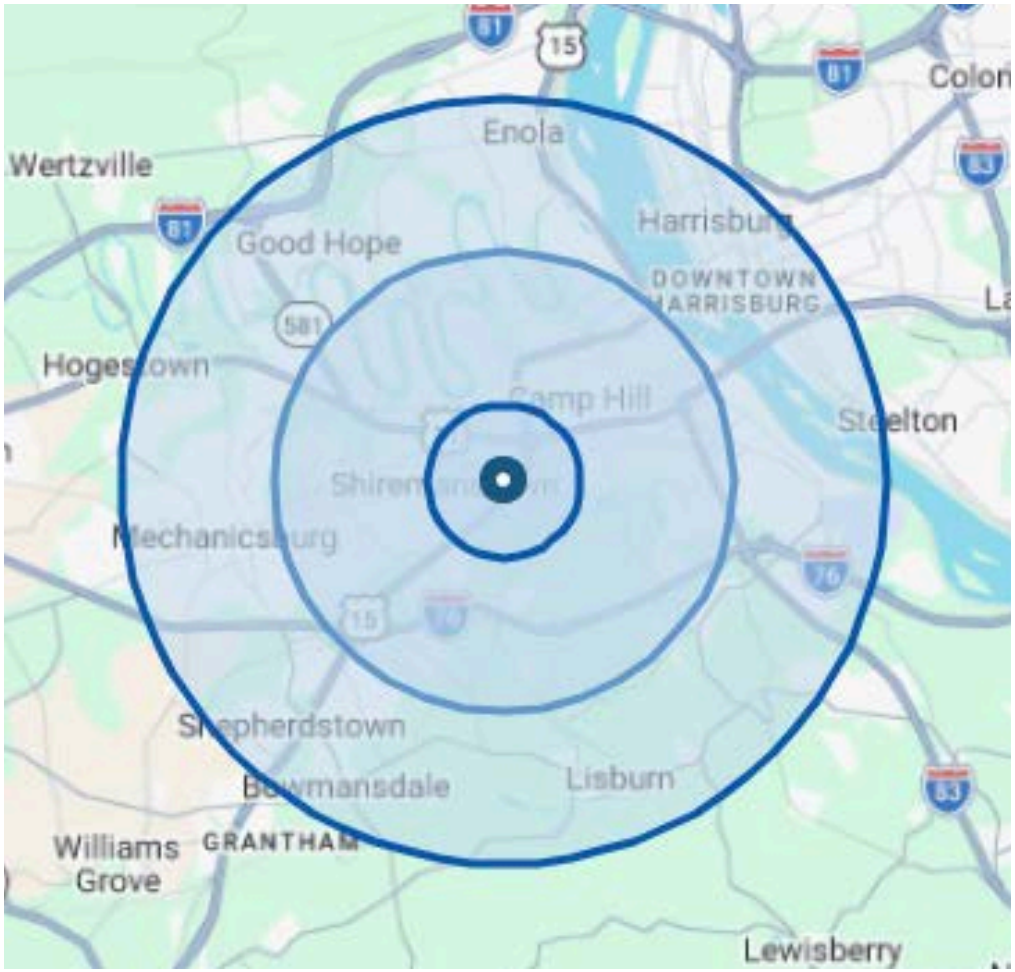
PROXIMITY TO MAJOR ROADWAYS

0.3 MILES TO HWY 15

1 MILE TO ROUTE 581

3 MILES TO I-83

3.3 MILES TO PA TURNPIKE



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VICINITY



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