



701 POPLAR CHURCH ROAD, CAMP HILL, PA 17011

PROPERTY SPECIFICATIONS

701 POPLAR CHURCH ROAD | CAMP HILL, PA 17011

BUILDING	±2,600 SF on 3.5 acres Built in 2025
PARKING	± 50 parking spaces
LANDLORD RESPONSIBILITIES	Roof & structure
INCREASES	Increases 10% every 5 years and & Beg of each option
ADDITIONAL LEASE INFO	- Option for 4 (5-Year) Extensions - Lease term is 10 years - Lease type is NNN
NET OPERATING INCOME	\$132,600
RENT COMMENCEMENT	October 1, 2025
LEASE EXPIRATION	September 30, 2035
ADDITIONAL BUILDING INFO	- Double drive-thru pickup lane - Signalized intersection of Erford Road and Poplar Church Road - Property is a condo unit connected to a newly built dental office condo

SALE PRICE: \$2,210,000 & CAP RATE: 6.00%



CHRISTIAN SAMARTINO, SIOR
704.248.9595
cts@piedmontproperties.com



BRIAN BROCKMAN, CCIM
License #: RM423816
513.898.1551
bor@bangrealty.com

BUILDING PHOTOS

701 POPLAR CHURCH ROAD | CAMP HILL, PA 17011



CHRISTIAN SAMARTINO, SIOR
704.248.9595
cts@piedmontproperties.com

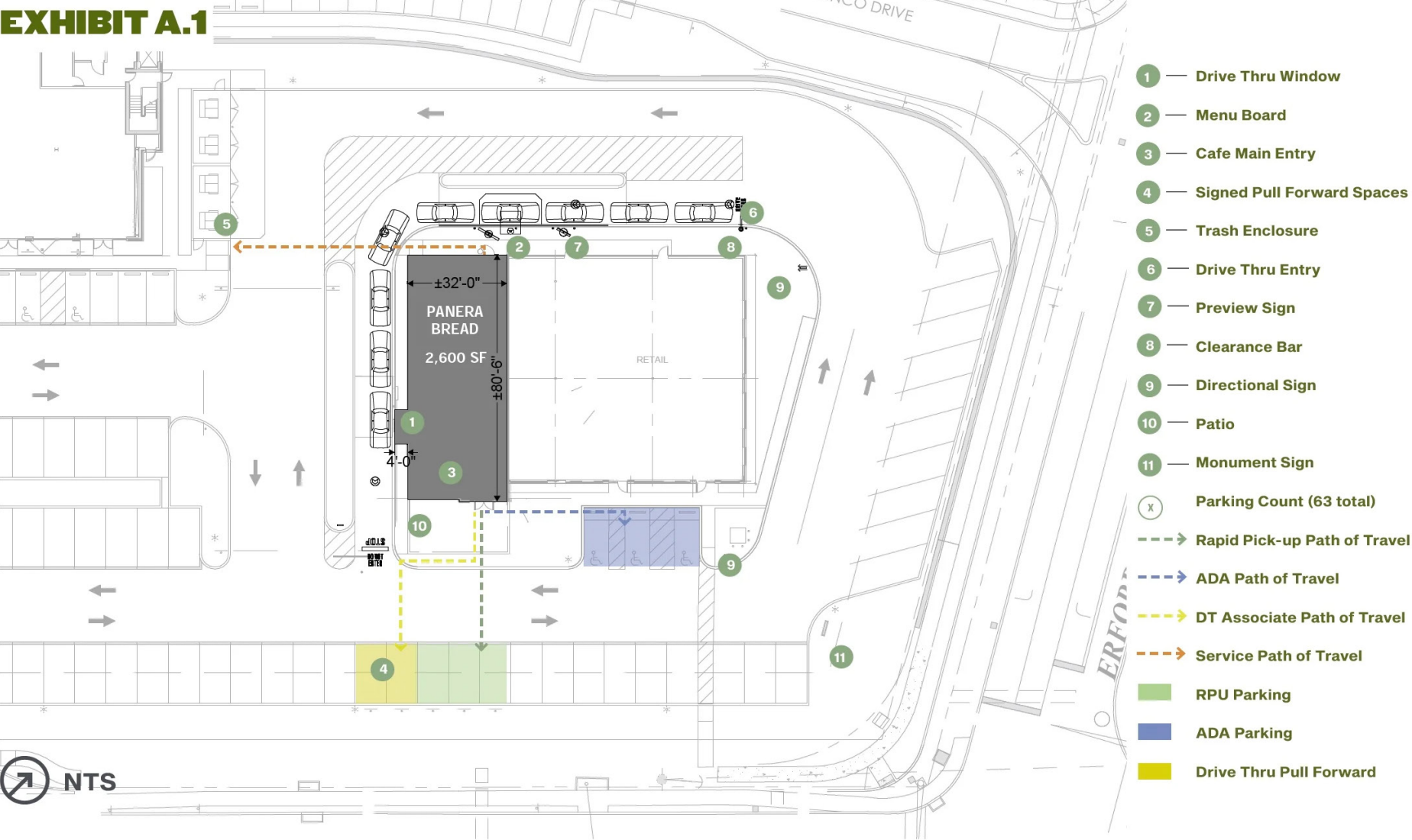


BRIAN BROCKMAN, CCIM
License #: RM423816
513.898.1551
bor@bangrealty.com

SITE PLAN

701 POPLAR CHURCH ROAD | CAMP HILL, PA 17011

EXHIBIT A.1





CONTACT:

CHRISTIAN SAMARTINO, SIOR

704.248.9595

cts@piedmontproperties.com



Bang Realty-Pennsylvania Inc

BROKER OF RECORD:

BRIAN BROCKMAN, CCIM

License #: RM423816

513.898.1551

bor@bangrealty.com