

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.

# SALE/GROUND LEASE

## OFFERING SUMMARY

**FULL 9.10 ACRES: \$2,500,000**

Pricing Negotiable for Individual Pads of  
Commercial Development Land

### Sale/Ground Lease

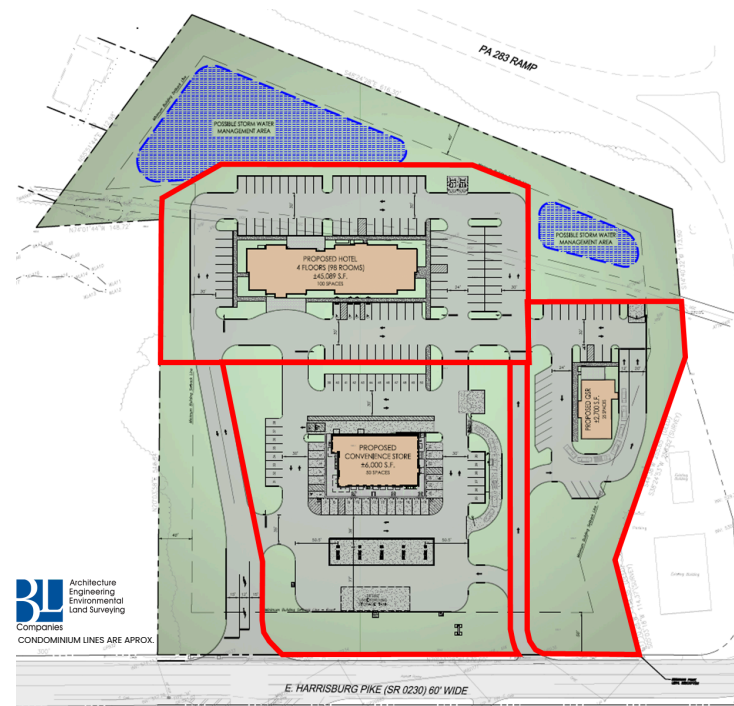
Pad #1	2+ Acres for Convenience Store
Pad #2	1+ Acres for QSR
Pad #3	3+ Acres for Hotel

Municipality: Londonderry Township

Zoning: C-2 Commercial

## PROPERTY OVERVIEW

- 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

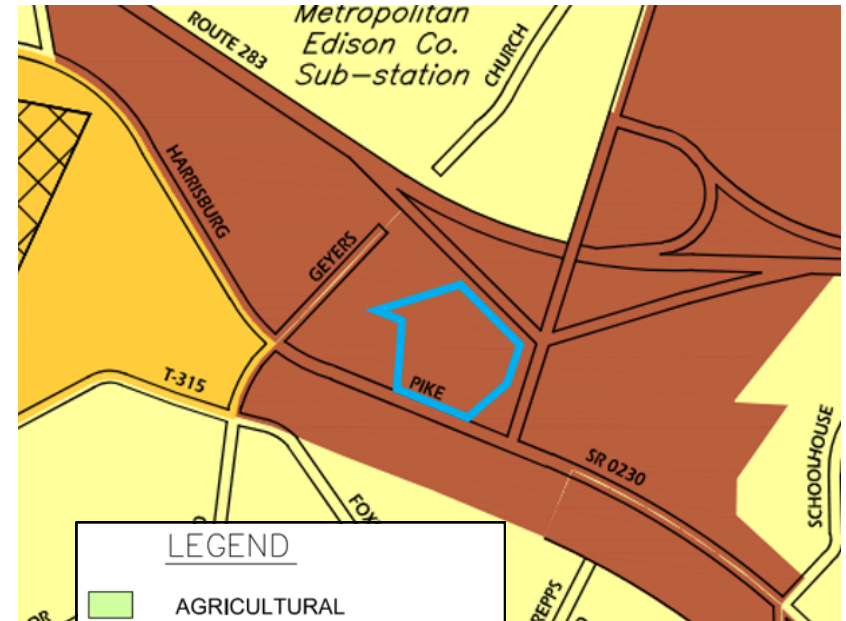


# ZONING C2- COMMERCIAL

## 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
- Gas stations
- Public uses

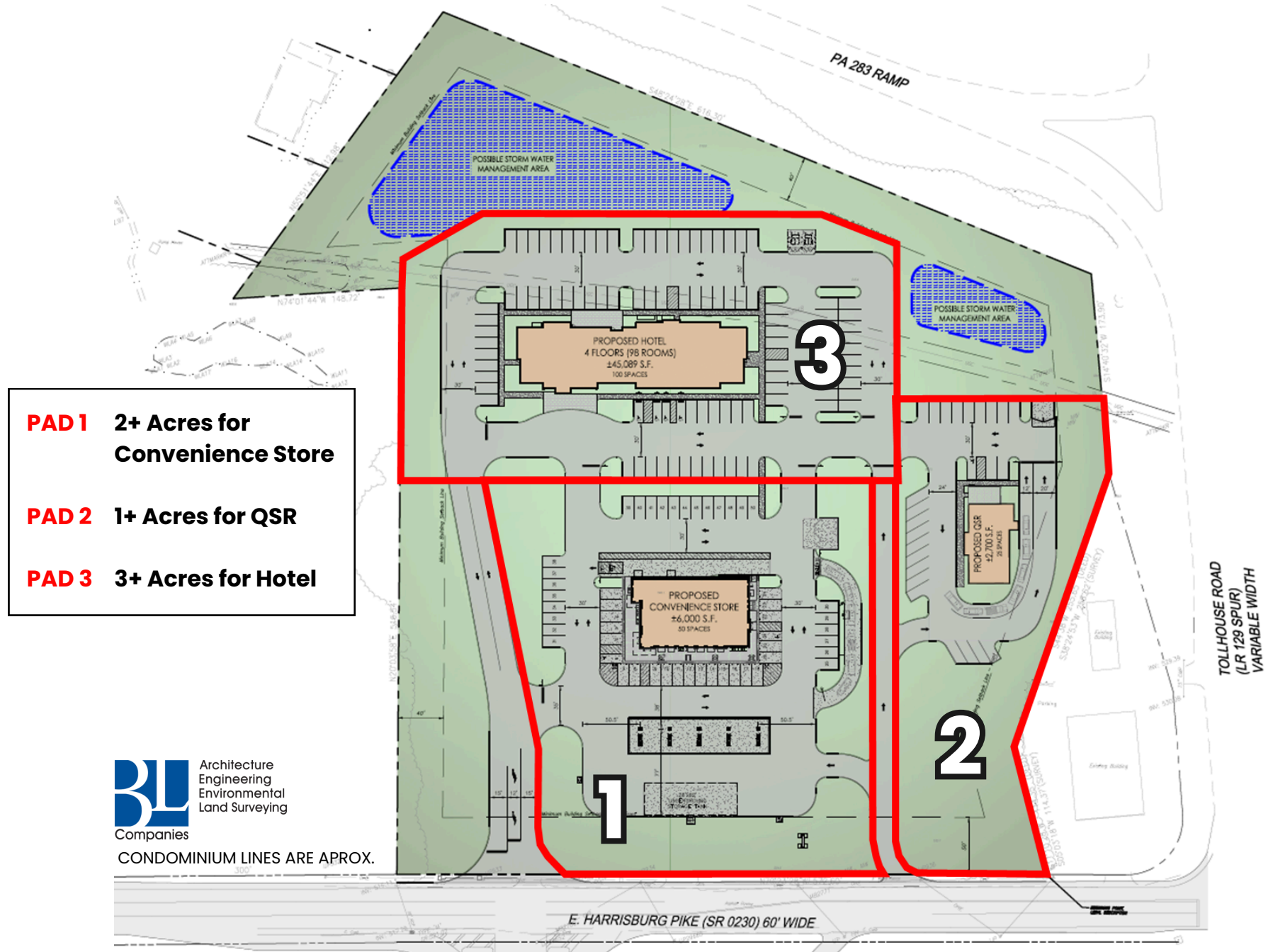


LEGEND	
	AGRICULTURAL
	RESIDENTIAL R-1
	RESIDENTIAL R-2
	COMMERCIAL C-1
	COMMERCIAL C-2
	INDUSTRIAL I-1
	INDUSTRIAL I-2
	PLANNING RESEARCH
	MOBILE HOME-RESIDENTIAL
	TND OVERLAY DISTRICT

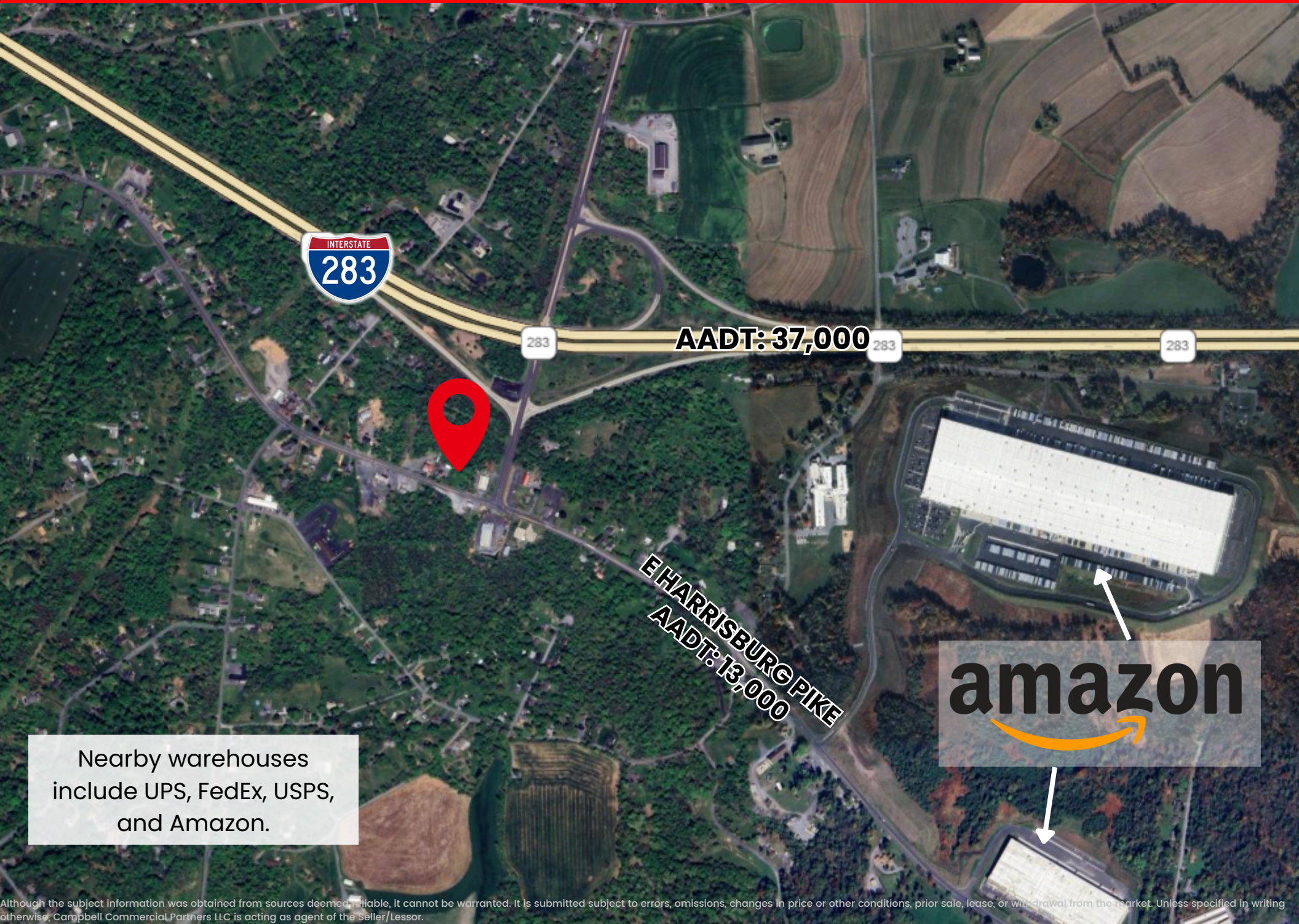
PROPERTY LINES ARE ESTIMATED

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# 2771 E HARRISBURG PIKE, MIDDLETOWN



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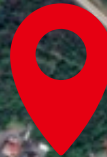


283

**AA DT: 37,000**

283

283

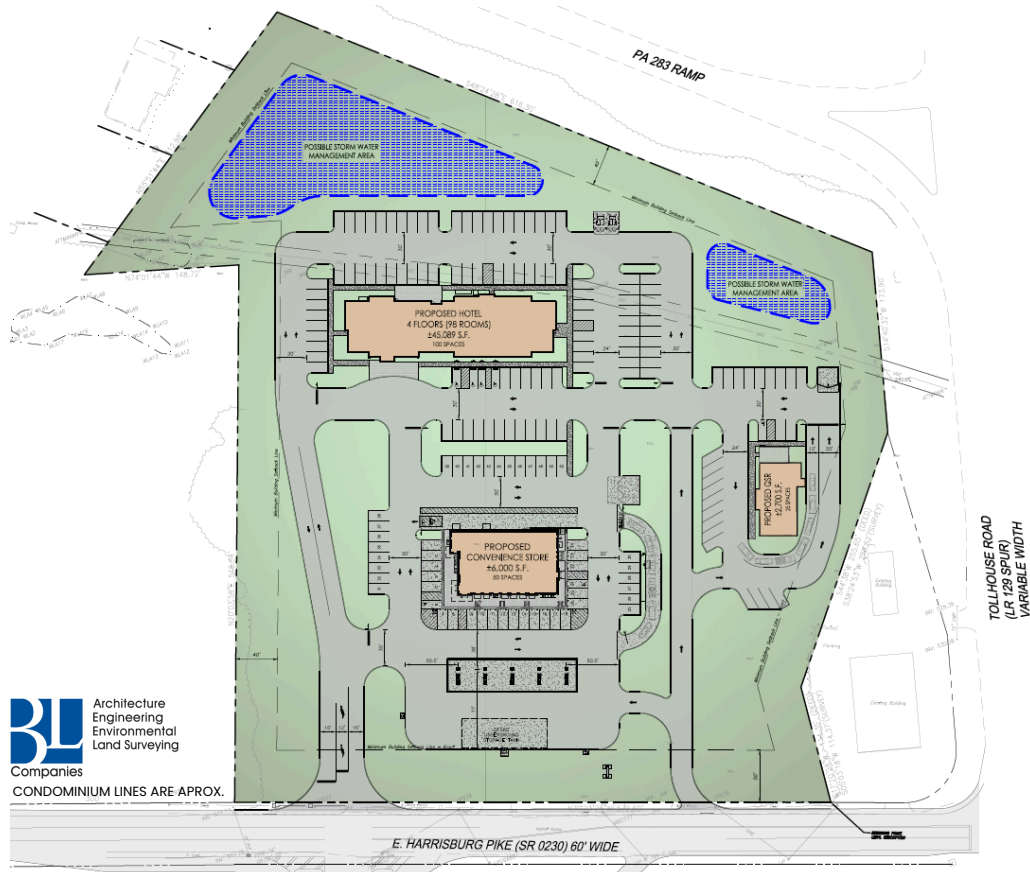


**E HARRISBURG PIKE**  
**AA DT: 13,000**



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

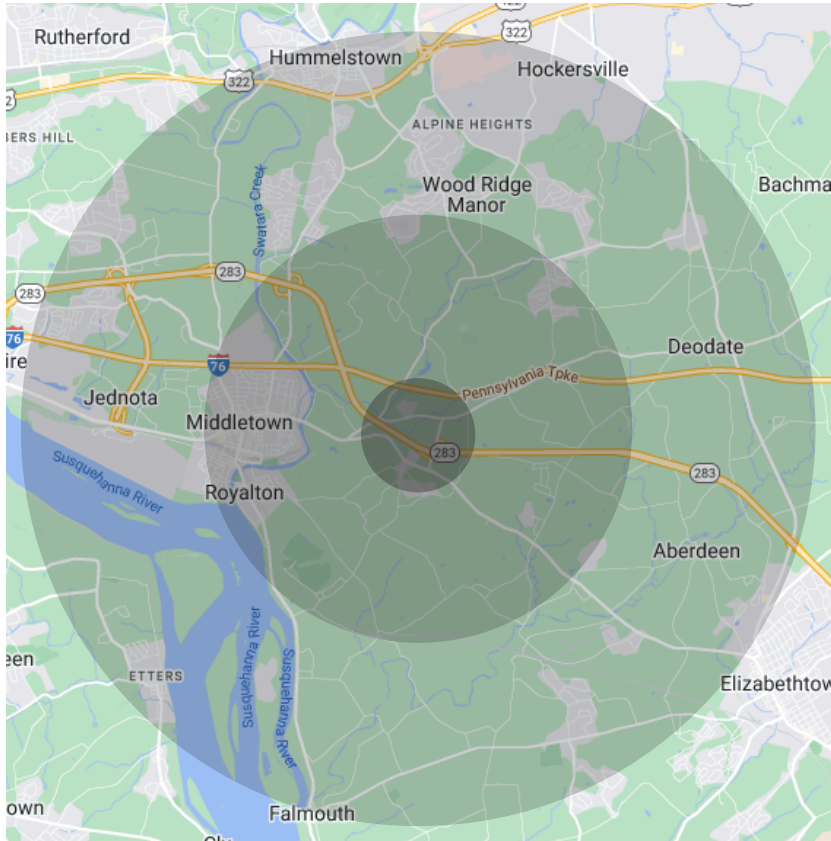
# SITE PLAN - CONCEPT



ZONING INFORMATION			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	Minimum Lot Area	None	+/- 9.0 Acres
2	Minimum Lot Width	100 Feet	+/- 570 Feet
3	Minimum Front Setback	50 Feet	>50 Feet
4	Minimum Side Setback	40 Feet	>40 Feet
5	Minimum Rear Setback	40 Feet	>40 F
6	Maximum Building Height	35 Feet	TBD
7	Maximum Building Coverage	70%	+/- 55%

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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,915	35,800	131,800
Average Age	41	40	41
Average Household Income	\$87,500	\$77,600	\$81,300

Demographic data derived from Crexi 2024

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525 N. 12th Street, Suite 203  
 Lemoyne, PA 17043  
 717.737.6161  
[www.acampbell.net](http://www.acampbell.net)

LARRY KOSTELAC  
 717.645.9563  
[larry@acampbell.net](mailto:larry@acampbell.net)

ART CAMPBELL  
 717.737.6161  
[art@acampbell.net](mailto:art@acampbell.net)