

MIXED-USE BUILDING  
FOR SALE

3580 GETTYSBURG RD |  
CAMP HILL, PA 17011

**Presented By:**

**Matt Hoover**

PRINCIPAL & MANAGING DIRECTOR

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**CAPSTONE**  
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033



# PROPERTY OVERVIEW

3580 Gettysburg Rd | Camp Hill, PA 17011

## PROPERTY DESCRIPTION

Capstone Commercial is excited to present 3580 Gettysburg Road – a flexible mixed-use retail/office building positioned just off the Rt. 15 corridor. With easy access to Rt. 581 and the PA Turnpike the property is located in close proximity to many national retailers including Aldi, Trader Joes, Chick Fil A, & more.

This building offers significant flexibility for a variety of retail, office, and medical uses along with a 2nd floor apartment with recently renovated bathroom that could be occupied by the owner or used as a source of additional income.

With its prime visibility, strategic location and adaptable layout, this property is an exceptional option for retailers, service providers or investors seeking a versatile asset in one of the area's most active commercial corridors.

## PROPERTY HIGHLIGHTS

- 1st Floor commercial suite in excellent condition
- 2nd Floor apartment recently renovated
- Flexible for retail, office, and medical uses
- Prime visibility in active commercial area
- 16 off-street parking spaces



## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.26 Acres
Building Size:	4,919 SF
First Floor:	Commercial
Second Floor:	Apartment
APN:	13-23-0553-011
Zoning:	C-4 Regional Commercial
Municipality:	Lower Allen Twp
County:	Cumberland
NOI:	\$0.00
Cap Rate:	0.00%



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# EXTERIOR

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# COMMERCIAL SUITE

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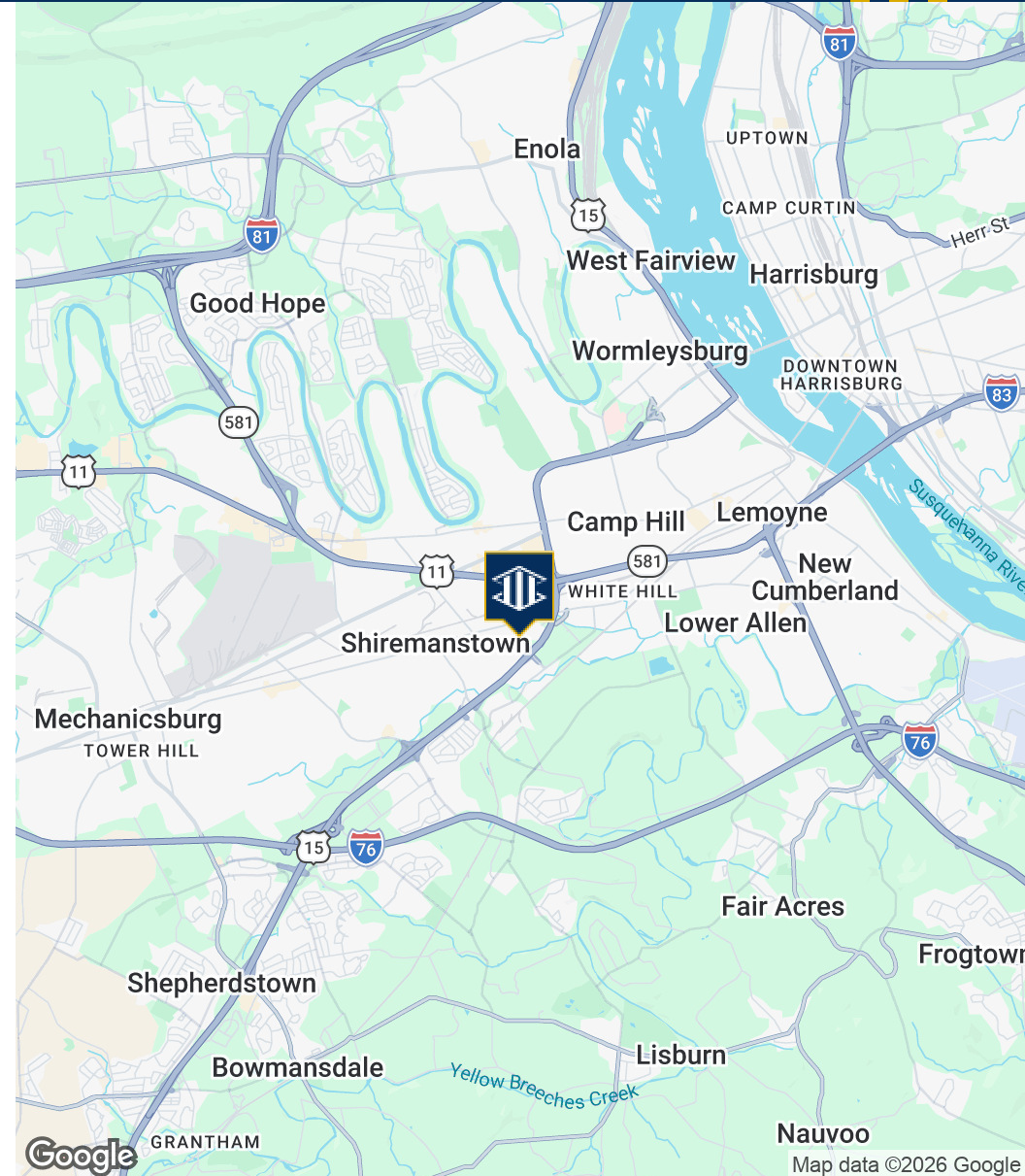
# LOCATION OVERVIEW

3580 Gettysburg Rd | Camp Hill, PA 17011



## LOCATION DESCRIPTION

Property is located just off the busy Rt. 15 corridor in close proximity to the Camp Hill Mall & many national retailers including Aldi, Trader Joes, & Chick Fil A.



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# NEARBY RETAILERS

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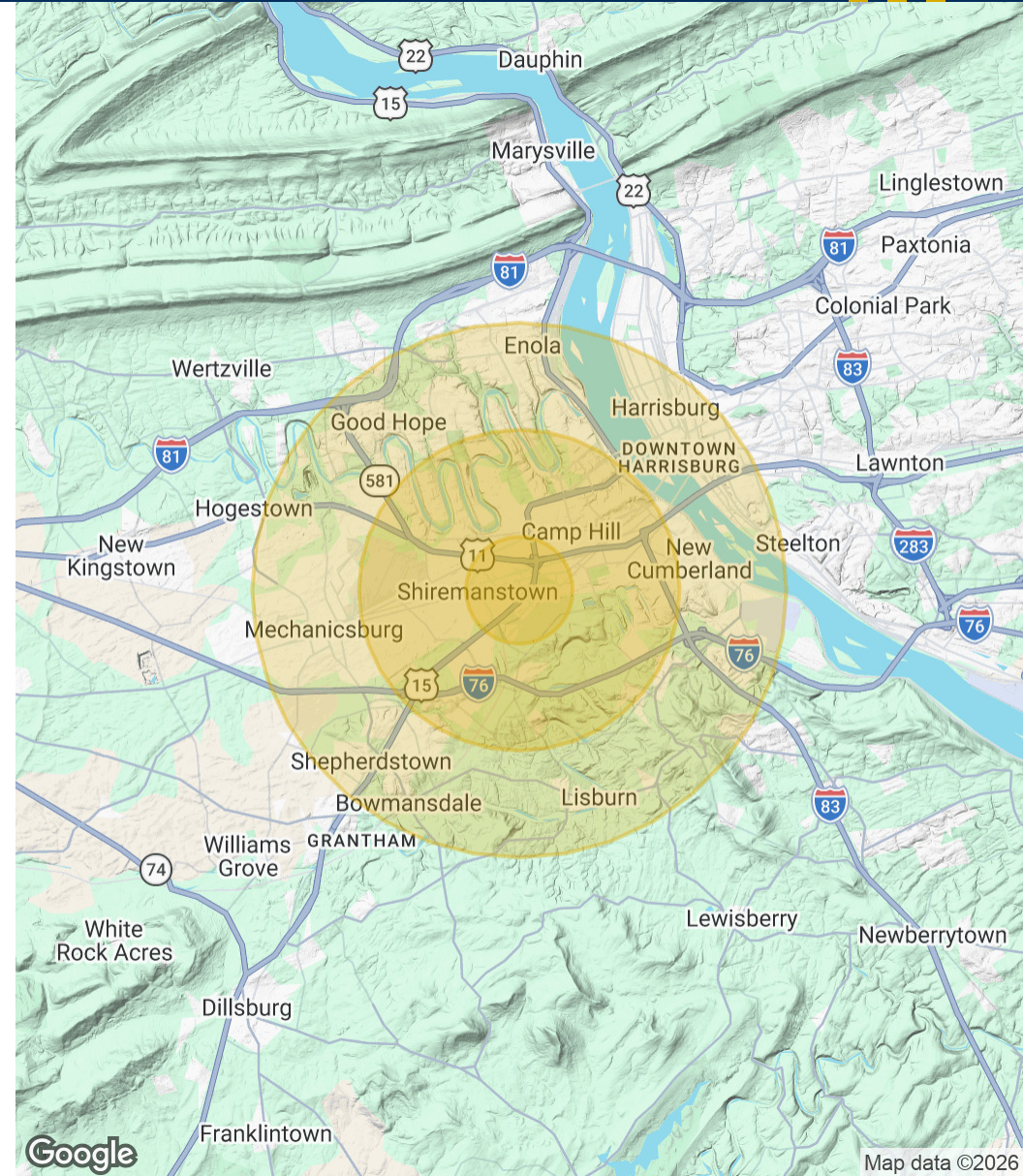
# AREA DEMOGRAPHICS

3580 Gettysburg Rd | Camp Hill, PA 17011

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,338	62,594	168,559
Average Age	40	43	41
Average Age (Male)	40	41	40
Average Age (Female)	39	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,289	25,702	69,857
# of Persons per HH	3.6	2.4	2.4
Average HH Income	\$126,680	\$121,115	\$114,822
Average House Value	\$399,987	\$322,560	\$312,989

2020 American Community Survey (ACS)



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# ADVISOR BIO

3580 Gettysburg Rd | Camp Hill, PA 17011



## Matt Hoover

Principal & Managing Director

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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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# LEGAL

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