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425 N. 21st Street Suite 302  
Camp Hill, PA 17011  
[www.landmarkcr.com](http://www.landmarkcr.com)

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$495,000
APN:	09-E16-0038-000
Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	4,572 SF
Lot Size:	3.11 Acres
Price / SF:	\$108.27
Year Built:	2020
Zoning:	Mixed Use (MU)
Location:	Cumberland Township Adams County

### PROPERTY OVERVIEW

Brand new facility offering a turn-key opportunity for a variety of uses. The property was originally developed as an 8-person group home, but was never put in use. This beautiful building offers a large, central, open area that includes a kitchen with two separate wings leading to the bedrooms and bathrooms. There are additional rooms that offer staff offices and a conference room. Ample on-site parking with all storm-water regulations met per updated codes.

### PROPERTY HIGHLIGHTS

- Less than one mile from Gettysburg National Park and Eisenhower Conference Center
- 2.5 miles from RT 15, 5-miles from the MD/PA state line (Emmitsburg)
- Zoning allows for variety of uses: Bed and Breakfast, Nursery/Daycare facility, professional office/medical user, veterinarians, retail or restaurant



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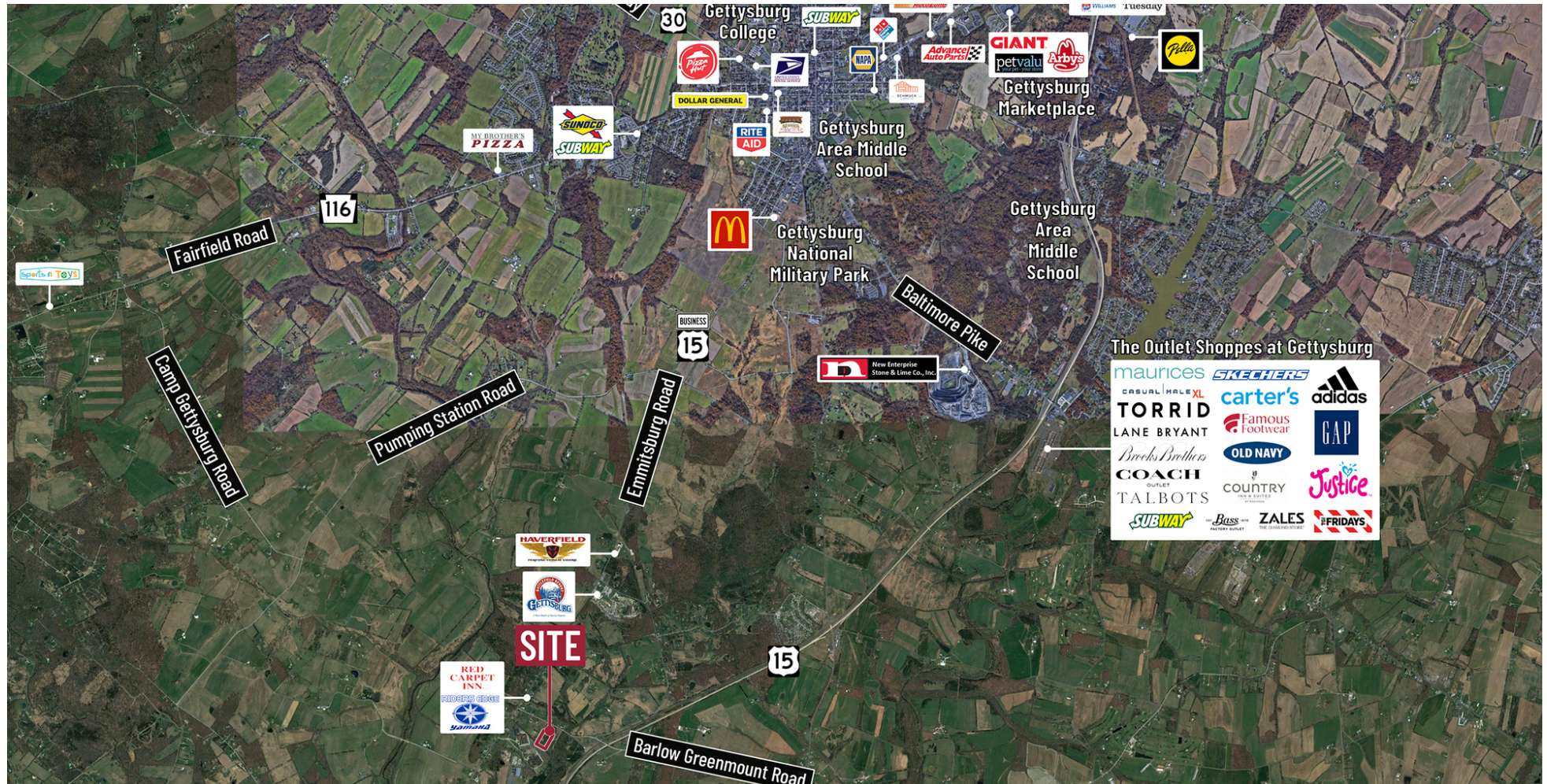


## ADDITIONAL PHOTOS





## LOCATION MAP



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## SITE PLANS



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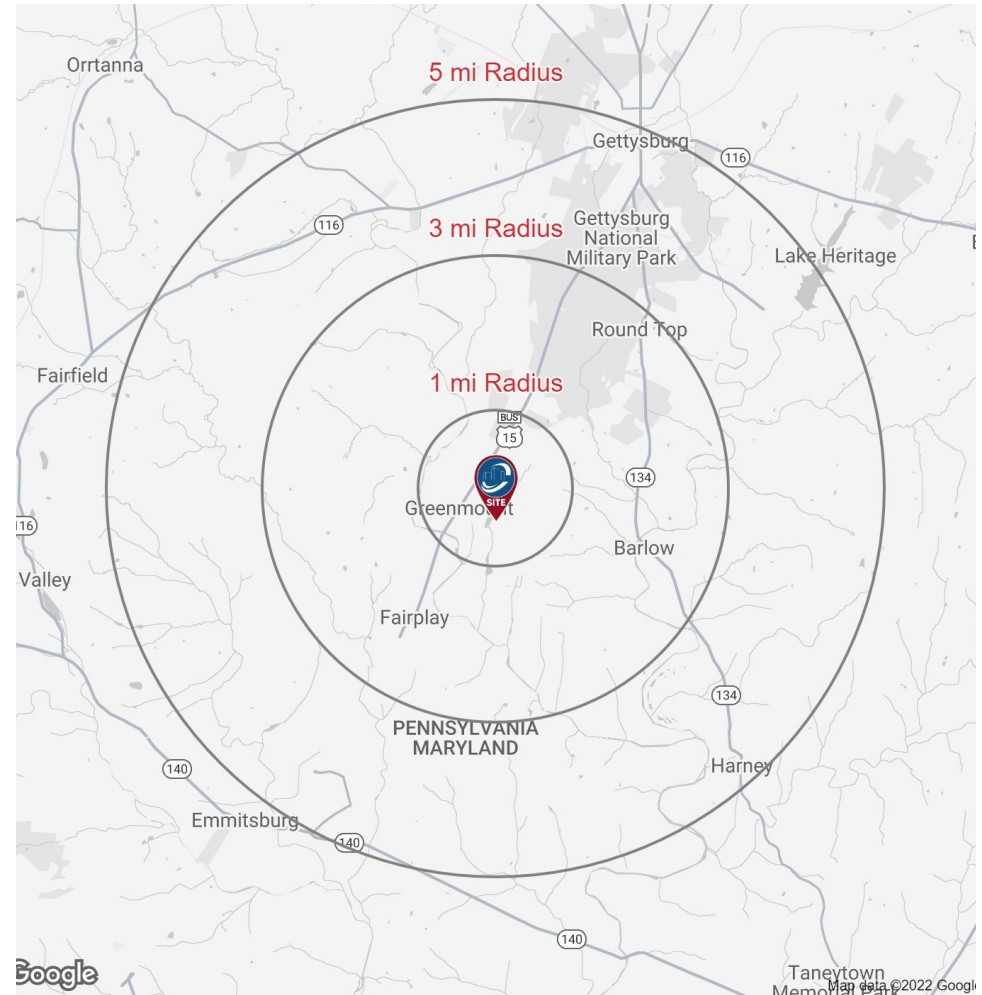
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	290	13,828	56,518
Average Age	45.5	40.9	38.4
Average Age (Male)	45.8	41.1	38.4
Average Age (Female)	45.0	40.9	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	129	5,528	19,804
# of Persons per HH	2.2	2.5	2.9
Average HH Income	\$79,563	\$72,334	\$70,897
Average House Value		\$272,554	\$268,812

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1



### CHUCK HELLER, SIOR

Executive Vice President

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### PROFESSIONAL BACKGROUND

For nearly two decades with Landmark Commercial Realty, Inc, Chuck has negotiated complex sales and lease transactions for retail properties, office buildings, manufactured home communities, warehouses and development land throughout the Pennsylvania Region. He has proven himself a leader in the investment real estate world, publishing an extensive market study on evaluating rental rates and occupancy. It is Chuck's dedication, attention to detail and proactive mindset that has sustained many strong relationships between he and prominent property owners throughout the market.

#### HIGHLIGHTS:

Hershey Plaza Apartments, Hershey, PA • 216 Apts., 20,000 SF • \$15,250,000  
Bard Townhomes, Shippensburg, PA • 460 Bed Student Housing • \$15,200,000  
Blue Course Commons, State College, PA • 276 Bed Student Housing • \$13,320,388  
Catalina Apartments, Harrisburg, PA • 233 Apartments • \$13,000,000  
Marion Terrace Townhomes • 200 Townhomes HUD, Wilkes Barre, PA • \$12,400,000  
Pfautz Apartments, Duncannon, PA • 186 Apartments – 96 Storage • \$7,650,000  
Pleasant Valley Condos, York, PA • 60 Townhomes • \$6,650,000  
Dickenson Master Leased Student Housing Portfolio, Carlisle, PA • \$5,800,000  
Aldwyn Court Apartments, Middletown, PA • 80 Apartments • \$5,250,000

### MEMBERSHIPS

Harrisburg Regional Chamber – Government Relations Committee  
Apartment Association of Central Pennsylvania  
Apartment Association of Greater Philadelphia  
National Association of Realtors (NAR)  
Pennsylvania Association of Realtors (PAR)  
Greater Harrisburg Association of Realtors (GHAR) – Member, Public Relations Committee



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## ADVISOR BIO 2



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Associate Broker

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### PROFESSIONAL BACKGROUND

David Remmel, P.E., SIOR, Associate Broker and founder of Landmark Commercial Realty, Inc. specializing in commercial, industrial and office facilities, site selection, land development and investment consulting. David established Landmark Commercial Realty, Inc. in 1988 after several years as an Associate Broker. During his time as an Associate Broker, he helped facilitate the site selection and development of several local shopping centers: Capital City Plaza, Eastgate Shopping Center and Wesley Plaza. Prior to entering the commercial real estate field, David served as a civil engineer, working on the design and construction management for various commercial, industrial and institutional developments. His experience and expertise allowed him to serve prominent clients such as, AMP, Roadway Express, Penn DOT, PA DER, PA National Guard, Saudi Arabian Naval Command, FEMA, Department of Housing and Urban Development, US Army Corp of Engineers and various Pennsylvania municipalities. David's background in engineering, site selection and brokerage has been a true benefit to our clientele and instrumental in the continued success of Landmark Commercial Realty.

### MEMBERSHIPS

- Pennsylvania Chamber Business & Industry– Government Affairs
- Capital Region Economic Development Corporation (CREDC) – Board of Directors, Infrastructure Committee, Market Research Committee
- Capital Region Chamber of Commerce – Government Affairs Committee, Transportation Committee
- West Shore Chamber of Commerce – Economic Development Committee, Transportation Committee
- Pennsylvania Builders Association
- World Surgical Foundation – Board Member, Fundraising Chairman
- Harrisburg Academy – Board of Trustees
- Harrisburg YMCA – Board of Trustees



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