

Splash Magic Campground | Northumberland, PA

213 Aspen Lane Northumberland | Northumberland, PA | US |
Northumberland County
Available Acres: 34.5 |



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Realtor/Owner Contact

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Property and Area Description


The Leisure Property Advisors of Colliers is pleased to exclusively offer for purchase Splash Magic Campground. Located in Northumberland, PA within the popular Susquehanna River Valley, Splash Magic Campground presents a unique opportunity to invest in a strong cash flowing asset with 80% of gross revenue generated from rental sites alone. Nearly 35 million people live within 150 miles of Splash Magic, making it a popular vacation destination for not only visitors, but locals alike. The campground is easily accessible from some of Pennsylvania's major highways and close to several state parks and other popular attractions. Due to the campground's strong occupancy, several opportunities exist for additional upside through expansion and additional offerings. Strong cash flow with nearly 80% of gross revenue generated from rental sites, Prime Central Pennsylvania location near Shikellamy State Park, the Susquehanna River and many other popular attractions, Easily accessible from several major metro areas via I-80, RT 15 and the Pennsylvania Turnpike, Opportunities exist for additional upside and expansion due to strong occupancy, \$10,000,000 price equates to 8.7% cap rate on 2020 year end NOI

Population

	84,417 10 Mile Radius	220,645 20 Mile Radius	420,384 30 Mile Radius
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Source: ESRI®, 2024

Households

	33,670 10 Mile Radius	86,054 20 Mile Radius	167,844 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Property Images

