

3434 E TRINDLE ROAD

CAMP HILL, PA 17011



SITE

±11,000 VPD

±0.37 ACRES

FOR LEASE/SALE



BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE
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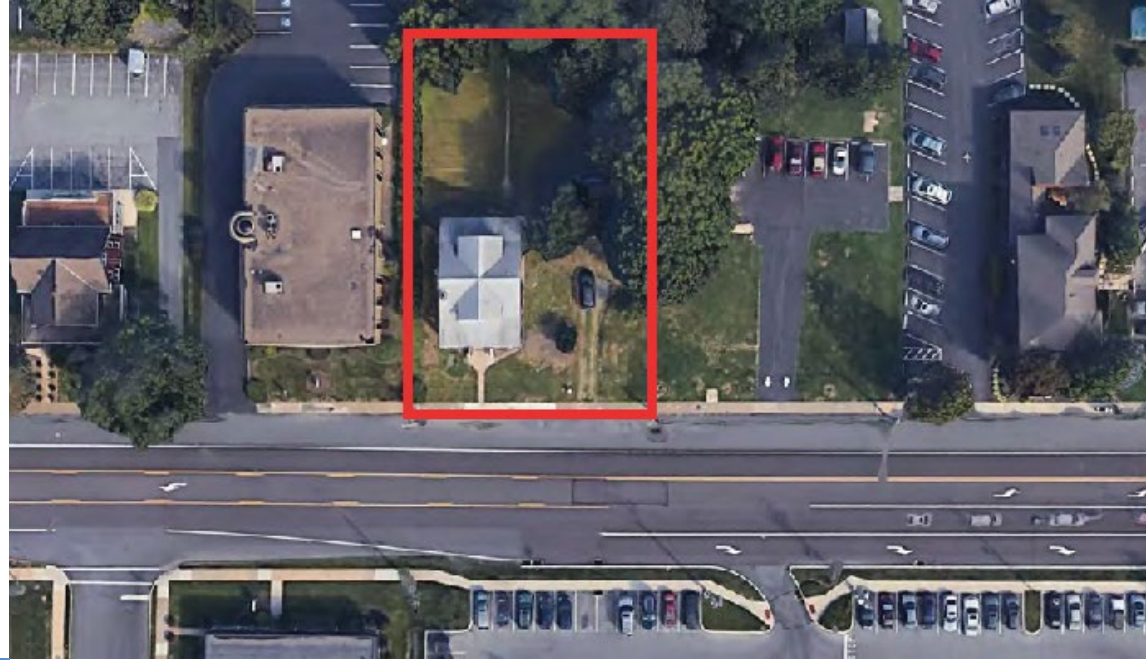


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PROPERTY OVERVIEW

3434 Trindle Road is a 0.37 acre, commercially zoned piece of land located in Camp Hill, PA. The property has an existing 1,600 SF building that can be converted for mixed use office uses or redeveloped for commercial purposes. The site sits across from Camp Hill Shopping Center, a Giant anchored power center with national tenants such as Five Below, Barnes & Noble, and Panera Bread, to name a few. The parcel offers access from Trindle Road (12,479 VPD). The property is would be great for a variety of uses including but not limited to service, office, retail, and medical in the established Camp Hill market.



LOCATION OVERVIEW

3434 Trindle Road is well positioned in the Camp Hill area near busy developments such as Camp Hill Shopping Center, Hampden Centre, and Capital City Mall, to name a few. The site sits within minutes of major highways such Route 11 (67,347 VPD). Major employers such as XPO Logistics, Ames Companies, and Peirce-Phelps, Inc. generate significant traffic to the area. A trade area that extends over 10 miles combined with high-volume traffic from the dense retail and commercial areas allows the site to pull from immediate and surrounding market points.



DEMOGRAPHICS**5 MILE****7 MILE****10 MILE**

POPULATION 191,233 272,457 381,093

EMPLOYEES 119,191 157,923 204,724

AVERAGE HHI \$110,510 \$111,253 \$113,310

HOUSEHOLDS 79,514 110,562 154,906

TRADE AREA

Adding to the stability of the project, 3434 Trindle Road shows a 20-minute drive time demographic of over 319,915 people with household incomes more than \$110,038 and daytime employment demographics equally as strong with 186,760. The demographics within a 10-mile radius include 381,093 people in 154,906 homes, a labor force of 204,724 with an average household income of \$113,310. The areas growth since 2000 has increased 16.9% with over 25,148 homes.



MARKET OVERVIEW



SITE

SOUTH HAMPDEN SHOPPING CENTER

- ALDI
- BIG LOTS!
- AMC THEATRES
- blitz45
- Starbucks

CAMPBELL SHOPPING CENTER

- GIANT
- BARNES & NOBLE BOOKSELLERS
- Boscom's
- five BEL'W
- carter's
- noodles
- Staples
- AT&T
- PNC
- Arby's
- Panera BREAD
- SHOE FLY
- FIVE BEL'W
- Santander

CAPITAL CITY MALL

- JCPenney
- macy's
- DICK'S SPORTING GOODS
- H&M
- HOLLISTER CALIFORNIA
- EXPRESS
- AMERICAN EAGLE
- BLAZE PIZZA
- FINE WINE & GOOD SPIRITS
- TORRID
- PRIMANTI BROS.
- GNC
- DSW
- rue21

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