

Hartzdale Plaza

3300 Hartzdale Drive | Camphill, PA | 17011

FULLY **LEASED**



OVERVIEW

Hartzdale Plaza is a 21,430 square-foot, neighborhood retail shopping center ideally located along Hartzdale Drive in Camp Hill, Pa. This site presents an opportunity for any retailer to enter into a very strong retail market with little vacancy available. Along with its ideal location, this opportunity has excellent visibility along Hartzdale Drive and is within close proximity to Route 15. The site benefits from 2 points of ingress/egress along Hartzdale Drive. Co-tenants in the project include, Pizza Hut, Advance Nutritional Supplements, and Cutting Impressions Hair, just to name a few.

NEARBY RETAILERS



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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LOCATION

The strategically positioned Hartzdale Plaza is in a fast-growing market of Camp Hill, Pa. With its centralized location and proximity to other major roadways including, Route 15, Route 581 and I-81, this opportunity offers consumers a convenient travel route to other major markets in the area. Consumers can travel to nearby Harrisburg within 30 minutes, as well as Philadelphia, PA or Baltimore, MD within 2 hours.

TRADE AREA

Adding to the stability of the project, Hartzdale Plaza shows a 20-minute drive time demographic of over 471,541 people with average household incomes of more than \$81,351 and daytime employment demographics equally as strong with 334,986. The demographics within a 10-mile radius include 346,871 people in 146,105 homes, a labor force of 246,453 with an average household income of \$79,950. The area's growth has increased over 14.6% since 2000 with over 21,391 new homes.



POPULATION

3 MILE- 61,130
5 MILE- 173,871
7 MILE- 253,042



EMPLOYEES

3 MILE- 49,998
5 MILE- 130,036
7 MILE- 180,478



AVERAGE HHI

3 MILE- \$89,003
5 MILE- \$83,867
7 MILE- \$86,775



HOUSEHOLDS

3 MILE- 26,780
5 MILE- 74,350
7 MILE- 106,477



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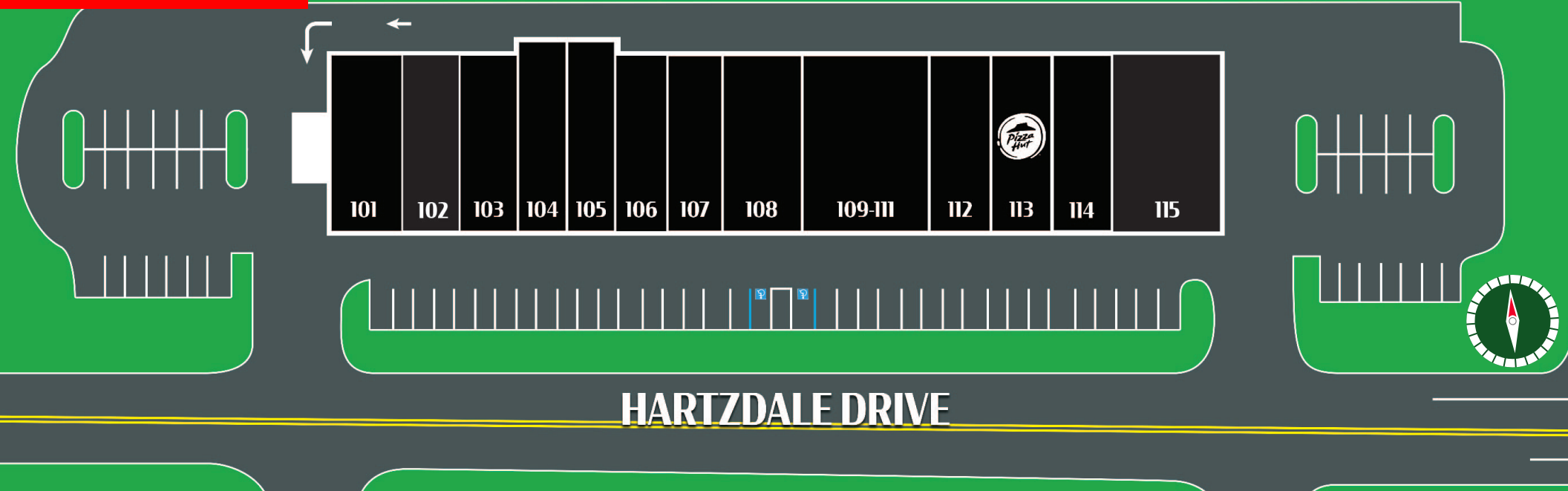
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SITE PLAN



TENANT ROSTER

SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
101	MED SPA	1,980	106	COMPASSIONATE PET GROOMING	1,270	113	PIZZA HUT	1,270
102	HAIR SALON	1,270	107	HEALING TOUCH MASSAGE	1,270	114	LG RESOURCES	1,320
103	LIFE SMOKE VAPORS	1,270	108	HEALING CREATURES ANIMAL HOSPITAL	1,320	115	ASIAN INTERNATIONAL BAZAR	1,980
104	M&T NAILS	1,320	109-111	TIGER ROCK MARTIAL ARTS	3,860			
105	ICELL REPAIR	1,980	112	CORNWELL DOOR SERVICE	1,320			



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

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PROPERTY
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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

