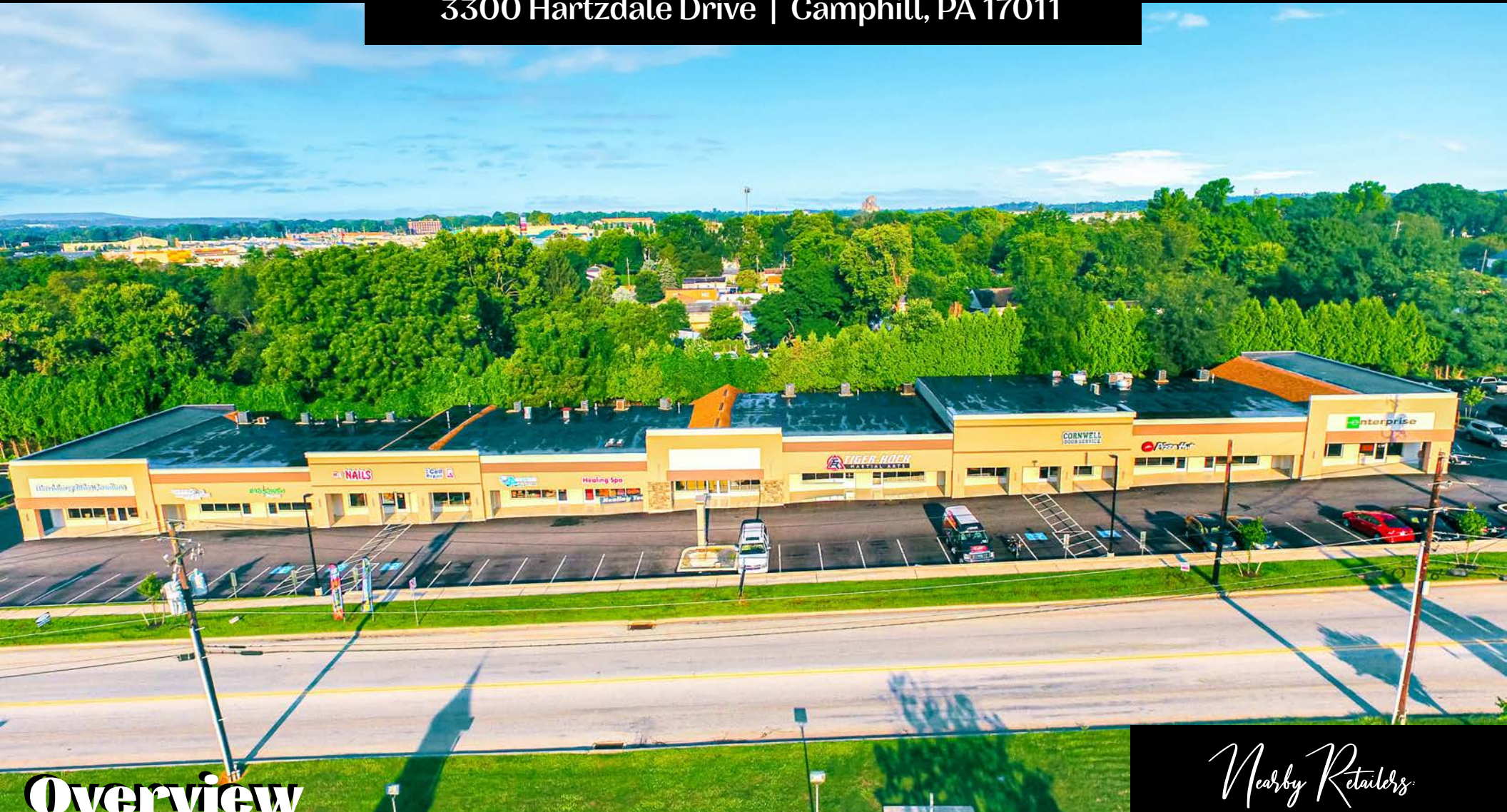


± 1,980 SF

Hartzdale Plaza

FOR LEASE

3300 Hartzdale Drive | Camphill, PA 17011



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:

Walmart

Pizza Hut

DICK'S
SPORTING GOODS

GameStop

BLAKE SHAFFER | ASHLEE LEHMAN
BRAD ROHRBAUGH | CHAD STINE
717.843.5555 | www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

Hartzdale Plaza

3300 Hartzdale Drive | Camphill, PA 17011

Available For Lease

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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	61,130	173,871	253,042
TOTAL EMPLOYEES	49,998	130,036	180,478
AVERAGE HHI	\$89,003	\$83,867	\$86,775
TOTAL HOUSEHOLDS	26,780	74,350	106,477

TRAFFIC COUNTS: Hartzdale Drive - ±8,000 VPD

BLAKE SHAFFER | ASHLEE LEHMAN
BRAD ROHRBAUGH | CHAD STINE
717.843.5555 | www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

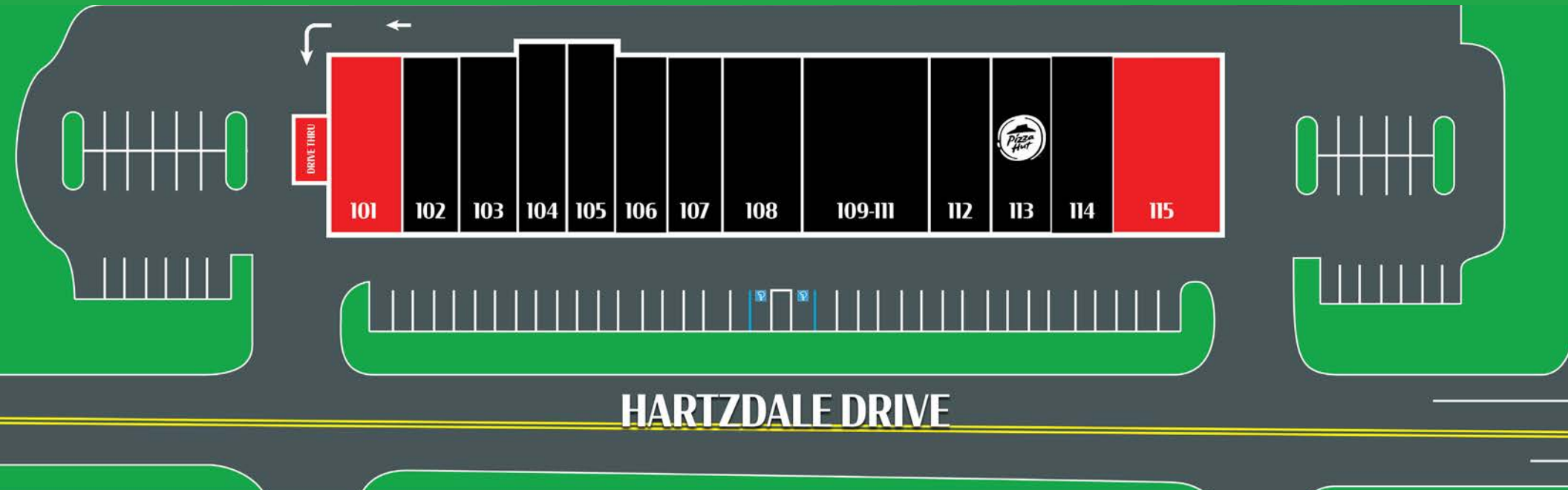
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

Hartzdale Plaza

3300 Hartzdale Drive | Camphill, PA 17011

Available For Lease

SITE PLAN



TENANT ROSTER

SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
101	AVAILABLE W/ DRIVE THRU	1,980	106	COMPASSIONATE PET GROOMING	1,270	113	PIZZA HUT	1,270
102	CUTTING IMPRESSIONS HAIR	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	AVAILABLE	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			

BLAKE SHAFFER | ASHLEE LEHMAN
BRAD ROHRBAUGH | CHAD STINE
717.843.5555 | www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

