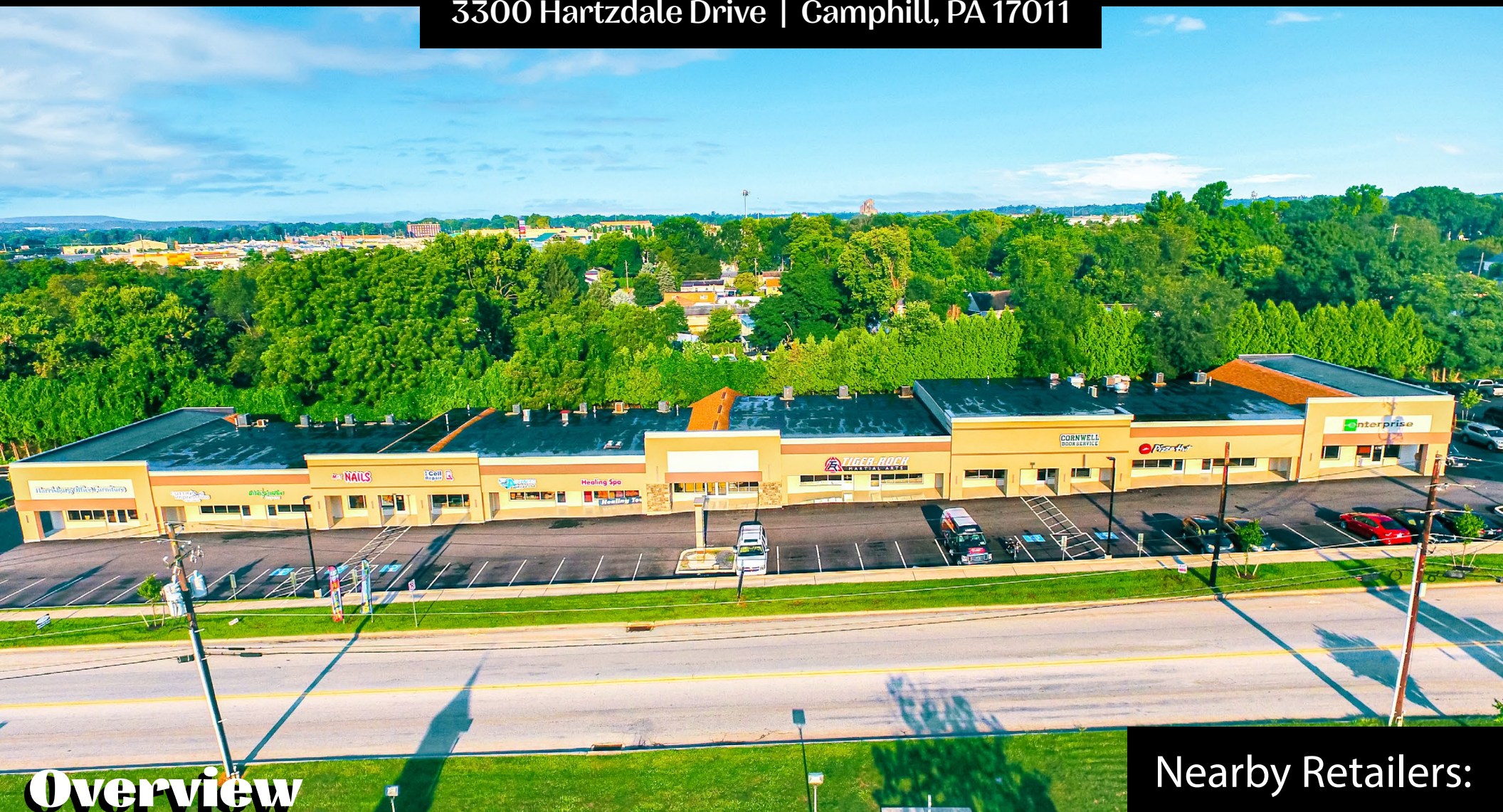


**1,270-1,320 SF**

# Hartzdale Plaza

3300 Hartzdale Drive | Camphill, PA 17011

**FOR LEASE**



## 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, Compassionate Grooming, and M&T Nails, just to name a few.

Nearby Retailers:



**Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# Hartzdale Plaza

3300 Hartzdale Drive | Camp Hill, 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: <b>Hartzdale Drive</b> - ±8,000 VPD			



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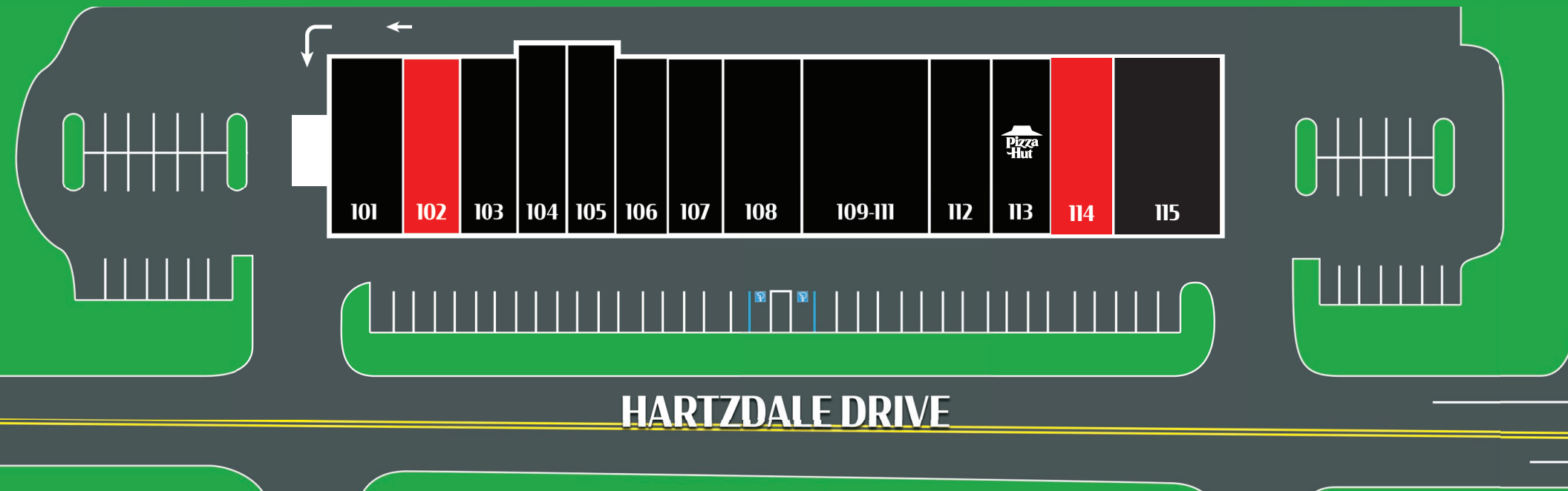
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## SITE PLAN



## 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	AVAILABLE	1,270	107	Healing Touch Massage	1,270	114	AVAILABLE	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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ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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## OUR LOCATIONS:

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York, PA 17402

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150 Farmington Lane  
Lancaster, PA 17601

### EXTON OFFICE:

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

### NEW JERSEY OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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West Chester, PA 19380

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