

For Lease

SOUTH HAMPDEN

±2,560 - 3,196 SF

shopping center

3433 Simpson Ferry Road | Camp Hill, PA 17011

**BIG
LOTS!**



amc
THEATRES

Simpson Ferry Road



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



COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

South Hampden Shopping Center is a 115,845 square foot, grocery anchored retail shopping center ideally located along Simpson Ferry Road in Camp Hill, Pa. This site presents a rare opportunity for any retailer to enter a very strong retail market. Along with its ideal location, this opportunity has excellent visibility to Simpson Ferry Road (17,000 VPD). The site also benefits from having three access points, one of which are signalized, providing customers adequate ingress/egress points. With the center's traffic generating mix of national retailers including Aldi, AMC Camp Hill, and Big Lots, this opportunity is perfect for any retailer.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	65,069	171,824	250,884
TOTAL EMPLOYEES	56,908	130,350	176,191
AVERAGE HHI	\$92,132	\$86,678	\$85,262
TOTAL HOUSEHOLDS	27,397	72,171	102,529

TRAFFIC COUNTS: **Simpson Ferry Road** ± 17,000 VPD

Location

The strategically positioned, South Hampden Shopping Center is in the fast-growing market of Camp Hill, Pa. With its central location and proximity to other major roadways, including, I-76, I-81, I-83 and Route 581, this opportunity offers consumers a convenient travel route to other major markets in the area. Consumers can travel to nearby Harrisburg within 20 minutes, as well as Philadelphia, PA or Baltimore, MD within 2 hours. The Camp Hill retail corridor offers traffic generating retail including the market's only Dave & Buster's, as well as other national tenants including Dick's Sporting Goods, Field & Stream, Interiors Home, and many others.

Trade Area

Adding to the stability of this opportunity, South Hampden Shopping Center shows a 20-minute drive time demographic of over 458,730 people with household income more than \$81,629 and daytime employment demographics equally as strong with 321,819. The demographics within a 10-mile radius include 314,454 people in 132,570 homes, a labor force of 338,926 with an average household income of \$80,122. The areas growth has increased over 14.6% since 2000 with over 20,953 new homes.



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SUITE	TENANT	SF
1	Blitz 45	3,120
2	AVAILABLE	3,196
3	Big Lots	28,000
4/5	Aldi	23,423
6	Seafood Restaurant	1,686
7	Barber School	2,714
8	Aaron's Rental	4,950
9	AMC	51,425
Pad 1	AVAILABLE - QSR	2,560
Pad 2	Starbucks	2,500
CENTER TOTAL		118,514



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MARKET AERIAL



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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.

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