

EAST PENN CENTER

730 Wertzville Rd | Enola, PA | 16801



**±3,710 SF WITH
DRIVETRU *FOR LEASE***

JOIN:



Blake Gross | Joe Spagnola

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

3,710 SF vacant bank with 4 drive thru lanes available for lease. East Penn Plaza is a 39,135 SF neighborhood shopping center located at the intersection of East Penn Dr and Wertzville Rd in Enola, PA. The center is anchored by CVS, KinderCare, and Sherwin Williams. Other tenants in the center include H&R Block, Hair Cuttery, Wine and Spirits, and Cumberland Vet Clinic. Owner will consider a build to suit, ground lease, or subdividing the building.

LOCATION

Located at a lighted intersection the center has good visibility and access from both East Penn Dr and Wertzville Rd. Enola is located on the “West Shore” of Harrisburg just north of Camp Hill. The center is surrounded by dense residential development and is conveniently located near Enola, Camp Hill, and Mechanicsburg. Other businesses in the immediate area include CVS, Planet Fitness, Papa John’s, Members 1st Credit Union, KinderCare, Sherwin Williams, and Wine and Spirits. Penn State Health operates a 10,000 SF medical center across the street.

TRADE AREA

This area west of Enola has experienced a significant amount of residential growth over the past 15 years due to it’s convenient location in the market just off of I-81. It’s within 5 minutes of Camp Hill and Mechanicsburg and 10 minutes from downtown Harrisburg. There are approximately 54,875 people within 3 miles and a median household income of \$92,275. Strong daytime employment of 26,027 employees within 3 miles. Wertzville Rd and East Penn Dr are two main traffic arteries through this area and have a combined traffic count of 29,000 cars per day at the intersection. The center is less than 1.45 miles from UPMC Pinnacle Hospital and the Cumberland Technology Park.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	57,567	146,363	255,147
TOTAL EMPLOYEES	22,824	104,355	161,554
AVERAGE HHI	\$120,187	\$108,093	\$105,683
TOTAL HOUSEHOLDS	23,940	60,874	106,319



SITE PLAN



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MARKET AERIAL

HAMPDEN MARKETPLACE

GIANT Great Clips[®]
Capital BlueCross

BB&T

BURGER KING

TACO BELL

WEIS CENTER

SUPERCUTS **AT&T** **weis**

Holiday Inn Express

PinnacleHealth

EAST PENNSBORO ELEMENTARY SCHOOL

EAST PENNSBORO HIGH SCHOOL

RIVER OF GOD CHURCH

WERTZVILLE DINER

CVS pharmacy

EAST PENN CENTER

KinderCare **hair cutters** **SHERWIN WILLIAMS**
FINE WINE & GOOD SPIRITS

CENTRAL PENN COLLEGE

EAST PENNSBORO MIDDLE SCHOOL

PENNSBORO COMMONS

RITE AID **BUDDY'S HOME FURNISHINGS** **DOLLAR TREE**
TRACTOR SUPPLY CO **McDonald's** **T-Mobile** **Auto Zone**
FINE WINE & GOOD SPIRITS

DUNKIN'

Santander

DQ

PNC BANK

PENNSBORO COMMONS

ACE PICKLEBALL CLUB **Geisinger SUBWAY** **Planet Fitness**

NS NORFOLK SOUTHERN

AmeriChoice
FEDERAL CREDIT UNION



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Bennett Williams

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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



LISTING AGENTS:



Blake Gross

BGross@bennettwilliams.com



Joe Spagnola

Joe@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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