

2017 Market Street | Camp Hill, PA 17011

± 1,831 SF Retail Space Available

Available For Lease

Property Overview

2017 Market Street is a recently renovated retail property in Camp Hill, PA. The site has an existing café that can be utilized for another food user, or repurposed into a variety of retail uses. The site sits in a dense area of the Camp Hill market, with nearby brands such as Karn's Foods, Dollar Tree, Starbucks, LA Fitness, and Chipotle, just to name a few. The parcel offers access from Market Street (9,632 VPD). The property is would be great for a variety of uses including but not limited to food, retail, office, or medical in the established Camp Hill market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	74,035	186,249	270,702
TOTAL EMPLOYEES	76,132	138,491	193,635
AVERAGE HHI	\$83,838	\$81,588	\$83,742
TOTAL HOUSEHOLDS	33,461	78,417	113,971
TRAFFIC COUNTS: Market Street - ±10,000 VPD			



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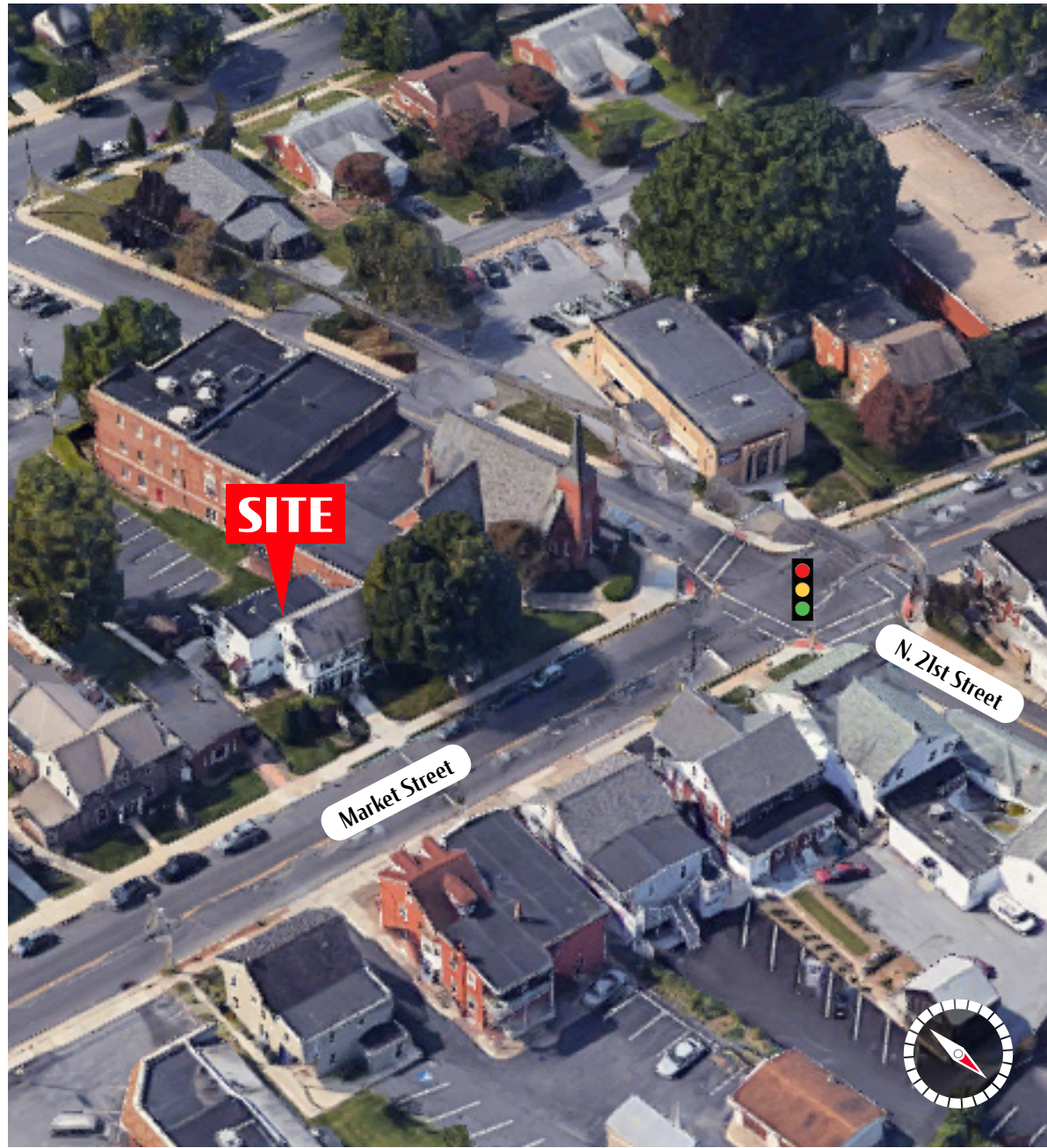
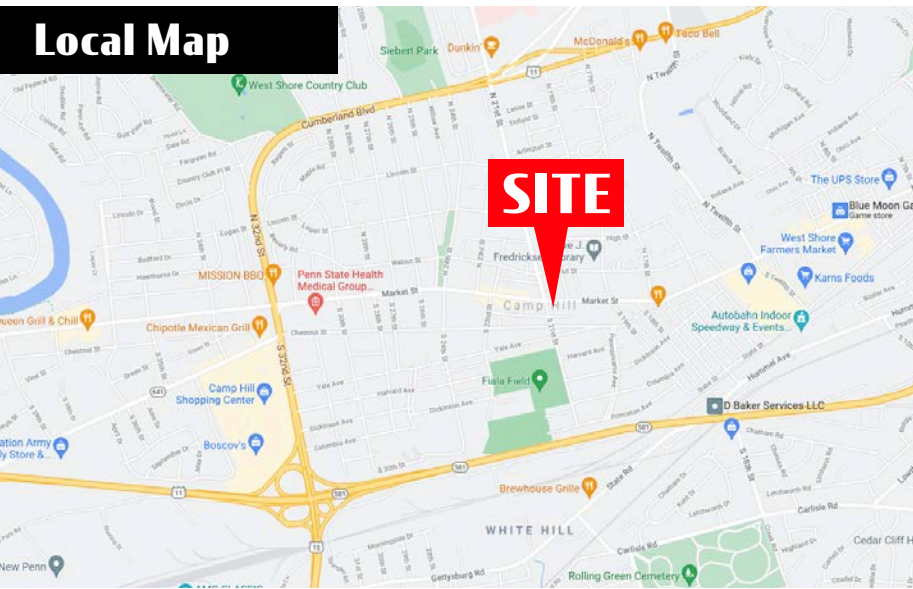
Location

2017 Market Street is well positioned in the Camp Hill area near busy developments such as Camp Hill Shopping Center, Hampden Centre, and Capital City Mall, to name a few. The site sits within minutes of major highways such Route 11 (67,347 VPD). Major employers such as XPO Logistics, Ames Companies, and Peirce-Phelps, Inc. generate significant traffic to the area. A trade area that extends over 10 miles combined with high-volume traffic from the dense retail and commercial areas allows the site to pull from immediate and surrounding market points.

Trade Area

Adding to the stability of the project, 2017 Market Street Road shows a 20-minute drive time demographic of over 248,167 people with household incomes more than \$79,873 and daytime employment demographics equally as strong with 183,271. The demographics within a 10-mile radius include 345,227 people in 148,253 homes, a labor force of 281,382 with an average household income of \$80,372. The areas growth since 2000 has increased 16.9% with over 25,148 homes. The household expenditure within a 10-mile radius is \$4.22 Billion.

Local Map



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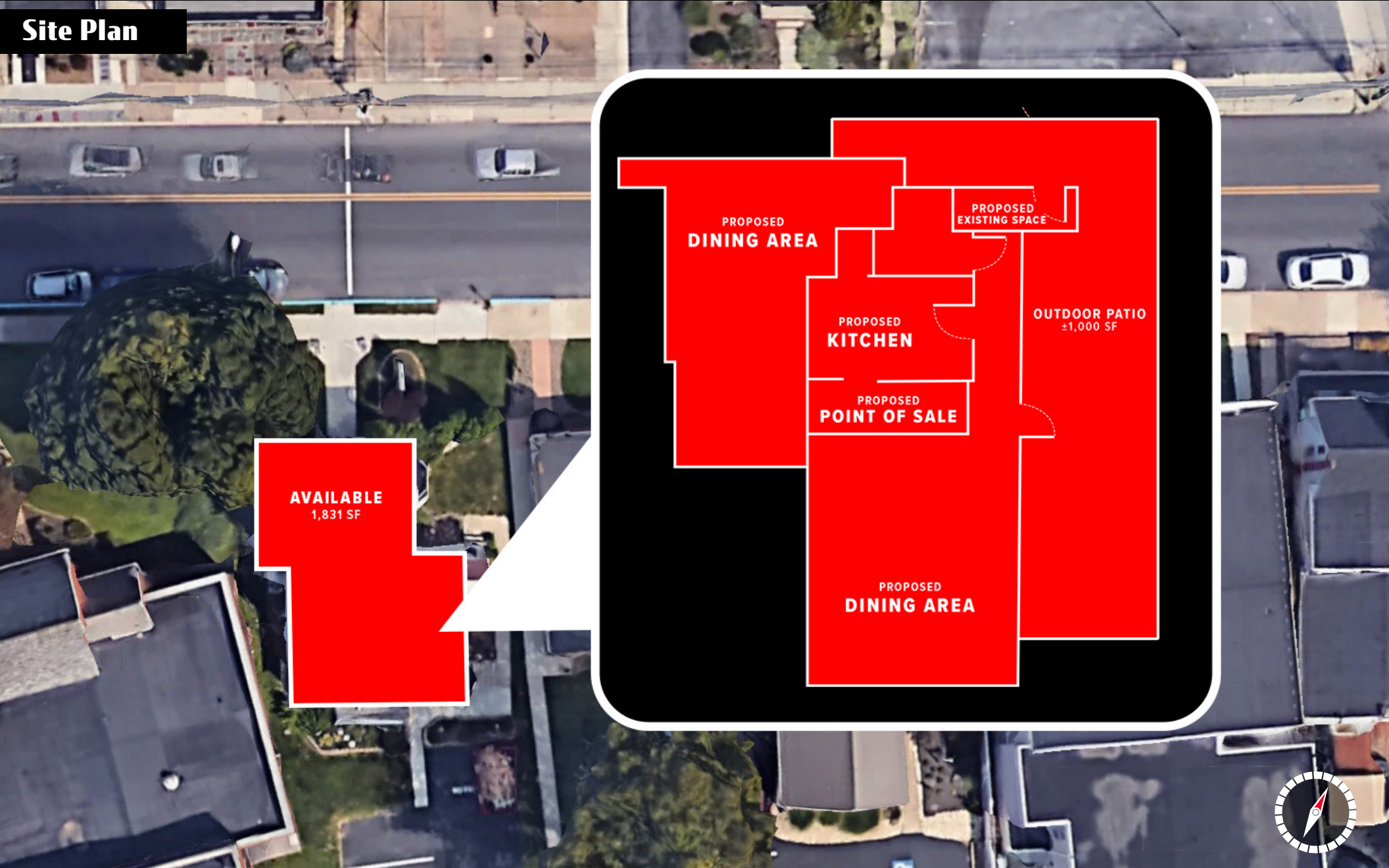
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Site Plan



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MARKET AERIAL



Camp Hill SC

- GIANT
- STAPLES
- chico's
- LA FITNESS
- five BELOW
- carter's
- Boston
- BARNES & NOBLE
- AT&T
- Panera
- LC
- holiday hair
- NOODLES
- LENSCRAFTERS

West Shore Plaza

- KARNS
- CVS/pharmacy
- JO-ANN
- FINE WINE & GOOD SPIRITS

SHOPPES AT CEDAR CLIFF

- SUBWAY
- sweetFrost
- DOLLAR GENERAL
- Starbucks

Capital City Mall

- macy's
- JCPenney
- sears
- SPORTSMAN'S WARHOUSE
- DSW
- H.M.
- OUTBACK STEAKHOUSE
- BLAZE PIZZA
- DICK'S SPORTING GOODS

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