

3556 Gettysburg Road

Camp Hill, PA | 17011

For Lease



Property Overview

3556 Gettysburg Road is a 5,620 square foot free standing retail building with a drive-thru, located in Camp Hill, PA along Gettysburg Road (6,000 VPD). This site presents a great opportunity for a retailer to enter a popular corridor in Camp Hill with great access from Gettysburg Road and Lower Allen Drive (14,000 VPD). The property is conveniently located near large retailers such as Trader Joe's, Michael's, Interiors Home, and Aldi. The site also benefits from the neighboring Capital City Mall, which hosts national anchors such as Macy's, JCPenney, Sears, and Dick's Sporting Goods, to name a few.

Available
±5,620 SF

Surrounding Retailers



Abe Khan | Brad Rohrbaugh | Chad Stine

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Location

3556 Gettysburg Road is strategically placed on the corner of Gettysburg Road (6,000 VPD) and Lower Allen Drive (14,000 VPD). The corridors are easily accessible from Simpson Ferry Road (16,000 VPD), which grants easy access towards Harrisburg. The property offers great visibility from both fronts and benefits from surrounding retail, commercial, and residential areas, which presents a strong opportunity for any retailer looking to enter the market.



SURROUNDING MARKET



Trade Area

The stability of 3556 Gettysburg Road is attributed to the 20-minute drive time demographic of over 300,475 people with household incomes of more than \$85,022 and daytime employment demographics equally as strong with 207,061. The demographics within a 10-mile radius include 361,326 people in 147,862 homes, a labor force of 292,904 with an average household income of \$87,489. The areas growth has increased over 16% since 2000 with over 25,140 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	61,728	169,497	250,662
TOTAL EMPLOYEES	54,839	123,437	166,510
AVERAGE HHI	\$94,684	\$89,016	\$87,778
TOTAL HOUSEHOLDS	26,309	70,832	101,828

TRAFFIC COUNTS:

Gettysburg Road - ±6,000 VPD **US-15** - ±83,000 VPD



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SITE PLAN



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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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