

# Chestnut St & 32nd St | Camp Hill, PA 17011

1.05 Acres of Land Available

Available For Lease



## Property Overview

1.05-acre high traffic location, prime for development of commercial use. The site sits in a dense area of the Camp Hill market, with nearby brands such as Giant Foods, Five Below, Starbucks, LA Fitness, and Chipotle, just to name a few. The parcel offers access from S. 32nd Street (41,000 VPD). The property 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	66,074	178,419	253,103
TOTAL EMPLOYEES	57,879	134,506	178,905
AVERAGE HHI	\$91,782	\$85,190	\$86,385
TOTAL HOUSEHOLDS	28,689	76,439	106,699
TRAFFIC COUNTS: S. 32nd Street - ±41,000 VPD			

Nearby:

Bosch's

Arby's

STARBUCKS COFFEE

CHIPOTLE MEXICAN GRILL

GIANT

BARNES & NOBLE

five BELOW

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE  
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York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
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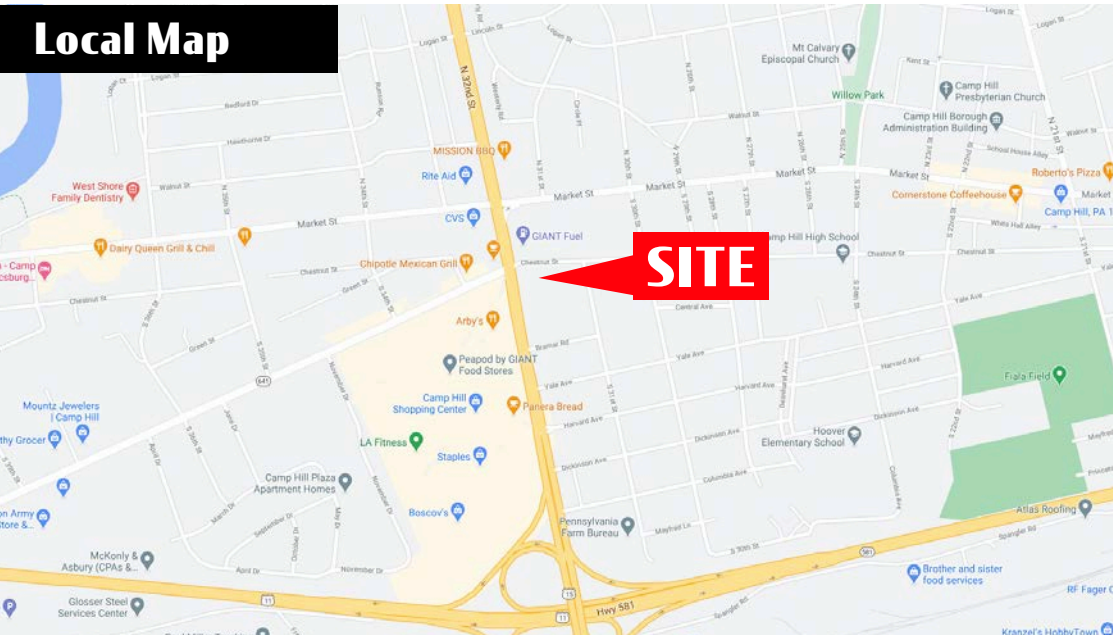
## Location

The Chestnut Street and 32nd Street project is well positioned at a signalized intersection 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

The stability of the Chestnut Street and 32nd Street project is attributed to the 3-mile demographic of over 66,074 people with average household incomes of \$91,782 and daytime employment demographics equally as strong with 57,879. The Demographics within a 7-mile radius include 253,103 people within 106,699 homes, with a labor force of 178,905, with an average household income of \$86,385.

## Local Map



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## MARKET AERIAL



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