



SHOPPES AT CEDAR CLIFF

For Lease

1104 Carlisle Road | Camp Hill, PA 17011



±77,000 VPD

sweetFrog
premium frozen yogurt

Sprint

SUBWAY

DOLLAR GENERAL

INTERSTATE
83



PROPERTY OVERVIEW

±4,600 SF **AVAILABLE**

The Shoppes at Cedar Cliff is a 49,953 square foot shopping center ideally located along Carlisle Road (17,200 VPD) in Camp Hill, Pa. The center is shadow anchored by CVS and has a strong variety of national and local tenants, including Dollar General, Subway, Sweet Frog, Sprint, and CBD Shaman to name a few. The project is well maintained and provides ample parking for the traffic generating mix of tenants, which makes the Shoppes at Cedar Cliff perfect for any type of user. One of the vacancies is a former diner, and includes a kitchen, making it perfect for another restaurant user. The space also has a basement portion with a separate entrance, making it perfect for uses such as a banquet hall, or a billiards venue.



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



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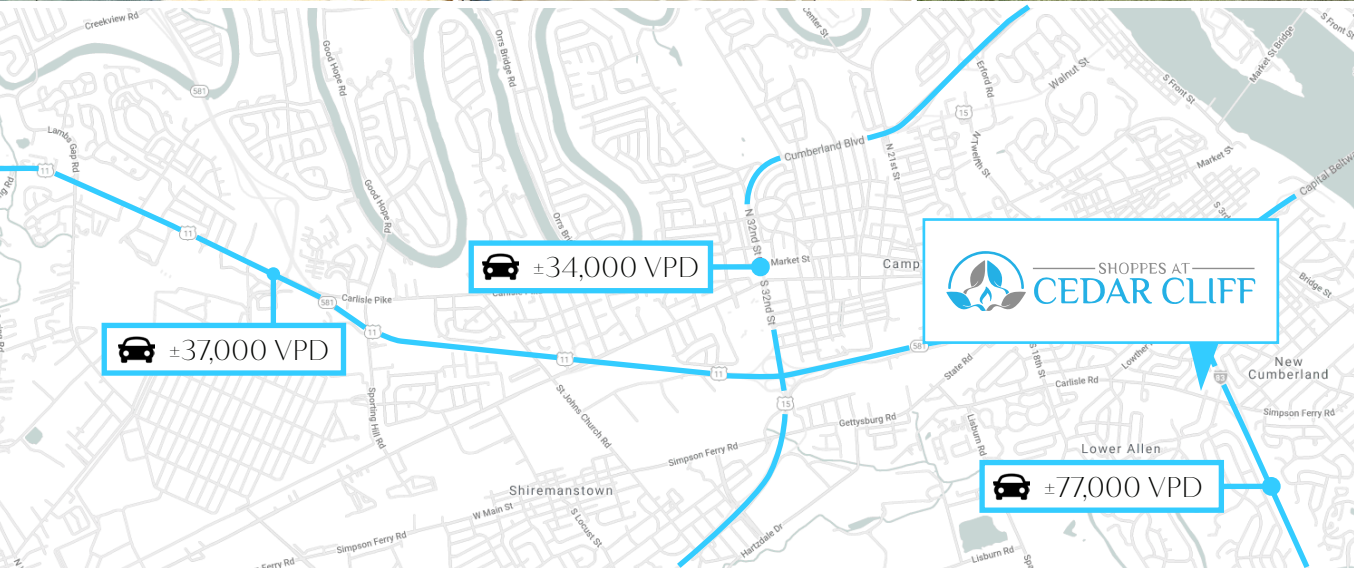
LOCATION

The Shoppes at Cedar Cliff is strategically located along Carlisle Road with great visibility and pylon signage. The center is easily accessible from I-83 (77,000 VPD) and benefits from high-volume traffic flow of Carlisle Road, which is one of the main East-West thoroughfares of the Camp Hill market. The trade area extends over 5 miles, which brings in an expansive customer base. With high concentration of traffic drawn in from the surrounding retail market as well as the major interstate, the center pulls from the immediate and surrounding areas.



TRADE AREA

The stability of the Shoppes at Cedar Cliff is attributed to the 20-minute drive time demographic of over 485,362 people with household incomes of more than \$83,889 and daytime employment demographics equally as strong with 331,138. The demographics within a 10-mile radius include 380,000 people in 162,462 homes, a labor force of 247,853 with an average household income of \$82,800. The areas growth has increased over 16.9% since 200 with over 27,372 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	7,303	63,056	143,750
TOTAL EMPLOYEES	7,313	35,479	90,023
AVERAGE HHI	\$88,121	\$87,848	\$81,958
TOTAL HOUSEHOLDS	3,129	27,376	59,482
TRAFFIC COUNTS:			
Carlisle Road - ±17,200 VPD I-83 - ±77,000 VPD			



SITE PLAN

SPACE	TENANT	AREA (SF)
A	CBD American Shaman	1,600
BI	Hollywood Smoke Shop	1,400
B2	AVAILABLE	4,600
B3	The Underground	4,875
C	New China	1,435
D	Subway	1,250
E1	Sweet Frog	1,721
E2	Sassy's Nails	1,721
E3	Spark Orthodontics	2,125
E4/F	Gilbert Physical Therapy	2,675
G	Holiday Hair	1,000
J	Joey's Chicken Shack	1,600
K	Dolly's Laundry	1,550
L	CMA West	1,785
L-A	Stover's Pool And Spa Service	1,176
M	Drop 105 Hot Yoga	3,453
M-A	Sprint	2,200
N	Dollar General	7,489
Q	Caribbean Resto & Lounge	3,077



CARLISLE ROAD 17,200 VPD



MARKET AERIAL



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.



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