

# 3800 Market Street | Camp Hill, PA 17011

± 1,100 SF Office Space Available

Available For Lease

## Property Overview

3800 Market Street (12,000 V.P.D.) is located in the heart of Camp Hill, along one of the major business corridors of the market. There is currently ±1,100 square feet of prime office space available for lease. The property includes ample parking for employees and guests and easy access to Market Street. Another pro of the site is that it's located near the Route 11 ramp, which is the travel artery connecting Carlisle to Mechanicsburg and then Camp Hill.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	69,056	177,602	251,068
TOTAL EMPLOYEES	57,339	128,551	163,140
AVERAGE HHI	\$93,900	\$87,779	\$85,627
TOTAL HOUSEHOLDS	29,739	75,514	104,522

**TRAFFIC COUNTS:**  
Market Street - ±12,000 VPD | US 15 - ±35,000 VPD



Blake Shaffer | Cale Brusio | Ashlee Lehman  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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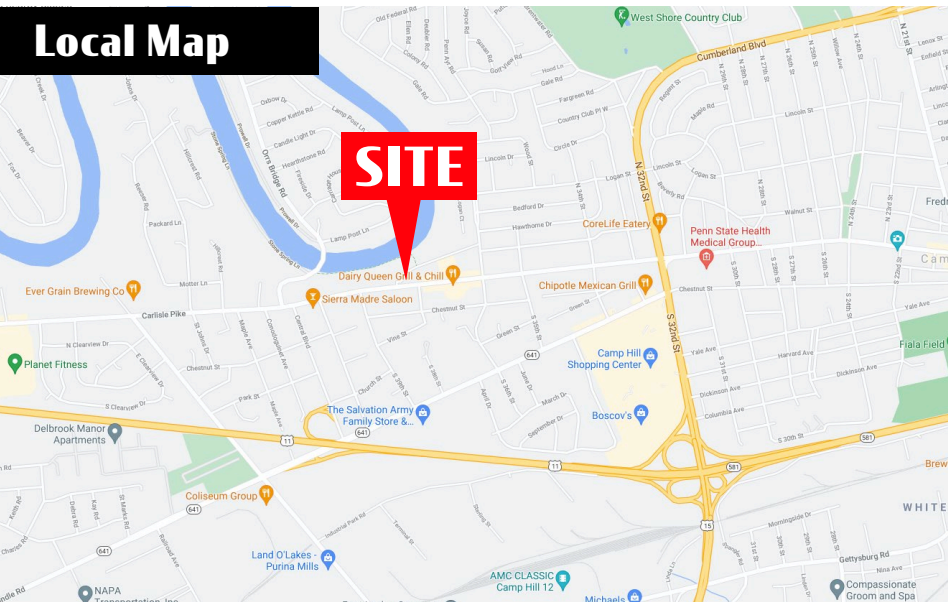
## Location

3800 Market Street is ideally situated with great visibility and frontage to the corridor. The property is just down the street from the signalized intersection of Market and S 32nd Street, making it easily accessible to Route 15 and the PA Turnpike. Professional businesses in the area include F&M Trust, Coldwell Banker Realty, State Farm, and Keller Financial Group, just to name a few. The site is also surrounded by National Retailers like Giant Foods, Starbucks, Boscov's, and Five Below.

## Trade Area

3800 Market Street has extremely strong demographics with 352,707 people within a 10 mile radius. There is a 1% increase in population projected by 2026. Within the radius, there are 147,560 households with an average annual income of \$86,092. Adding to the strength of the area are the 14,345 businesses and 221,949 employees, attributing to the daytime demographics of 336,632 people.

## Local Map



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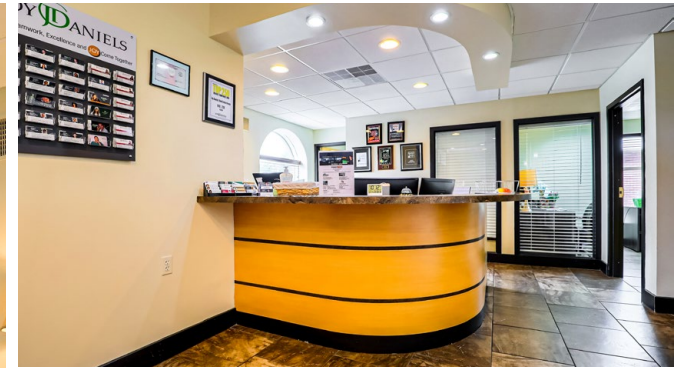
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INTERIOR PHOTOS





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## MARKET AERIAL



**SITE**

**Camp Hill SC**

- GIANT
- BARNES & NOBLE BOOKSELLERS
- Staples
- Bose
- carter's
- SHOE FLY
- LA FITNESS
- five BELOW
- chico's
- noodles
- Panera
- Arby's
- WELLS FARGO

**West Shore Plaza**

- DOLLAR TREE
- HEAT BURRITO
- goodwill
- FINE WINE & GOOD SPIRITS
- ISAAC'S
- Santander
- M&T Bank

**South Hampden SC**

- ALDI
- AMC THEATRES
- BIG LOTS!

Michaels  
MAKE CREATIVITY HAPPEN

INTERIORHOME

**Camp Hill Plaza**

- PIÑA BOLLER
- NOTHING BUT CAKES
- Sola SALONS
- Clean Eatz

Walmart

**Capital City Plaza**

- DOLLAR TREE
- DICKY'S BARBECUE PIT

TRADER JOE'S

**Capital City Mall**

- JCPenney
- macy's
- DICK'S SPORTING GOODS
- DAVE & BUSTERS
- H&M
- MAVIS
- DSW
- BLAZE PIZZA
- fye

# 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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### LANCASTER OFFICE:

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Lancaster, PA 17601

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Moorestown, NJ 08057

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### CONTACT US

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