

# Camp Hill Plaza

3540 Gettysburg Road | Camp Hill, PA 17011

*Redevelopment Opportunity*



**Camp Hill Plaza** is a redevelopment opportunity for lease, located in Camp Hill, PA. The building will consist of +/- 15,433 square feet with an endcap and drive thru opportunity. The site will benefit from the high traffic volume and exposure that the new Trader Joe's development, in addition to existing retail, will bring to Gettysburg Pike. This is a great opportunity for a retail, restaurant, or medical user to join this growing market.



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## Location

This property is situated in the heart of Camp Hill's retail, surrounded by National Retailers like the new Trader Joe's, Great Clips, Burger King, Bone Fish Grill, and Sportsman Warehouse. Major retail centers nearby are Capital City Mall and Harrisburg West Shopping Center. 3540 Gettysburg Pike is strategically off Route 15, with easy access to Route 11, making it easily accessible to surrounding markets like Lemoyne, Greater Harrisburg, Mechanicsburg, Dillsburg, and Carlisle.

## CONCEPTUAL RENDERINGS



## Trade Area

Adding to the stability of the site are the demographics within a 10-mile radius and 20-minute drivetime. Within 10-miles, you will find 359,785 people in 147,533 households with an average income of \$87,654. Within the 20-minute drive time, demographics are just as strong showing 311,167 people in 126,991 households with an average income of \$86,506. The strong demographics are also attributed to the 14,439 businesses and 224,251 employees in the area.

### Harrisburg West Shopping Center



**Site**

±1,462 - 15,433 SF

*Michael's*  
INTERIORSHOME

**Gettysburg Rd**  
**±6,400 VPD**

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DEMOGRAPHICS	3 MILE	5 MILE	7 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

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## CONCEPTUAL SITE PLAN\*

SUITE	TENANT	SF
1	AVAILABLE	2,450
2	AVAILABLE	2,300
3	AVAILABLE	1,857
4	AVAILABLE	1,578
5	AVAILABLE	1,462
6	AVAILABLE	5,786
CENTER TOTAL		15,433

\*Spaces can be combined

DRIVE  
THRU

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# Cumberland Valley



Cumberland Valley's (Cumberland County and the surrounding region) proximity to major east coast markets and regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers and customers.

The County, located within the Cumberland Valley region of South Central Pennsylvania, has connections via Interstate 81, I-83, I-76 and US 11/15. Cumberland Valley is also within a two-to-three hour drive of every major city on the Northeast Corridor. The close proximity to the state capital of Harrisburg offers many nearby amenities including the transportation hubs of the Harrisburg International Airport and Amtrak.



**POPULATION**  
251,423



**MEDIAN HHI**  
\$65,544



**# OF EMPLOYEES**  
123,566



**MEDIAN AGE**  
40.5

#	RETAILER	ANNUAL VISITS
1		1.3M
2		256.5K
3		199.1K
4		103.2K
5		778.4K

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## MARKET AERIAL



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