

Camp Hill Plaza

3540 Gettysburg Road | Camp Hill, PA 17011

Redevelopment Opportunity



Property Overview

Available
±1,462 SF

Surrounding Retailers

TRADER JOE'S

SPORTSMAN'S WAREHOUSE

BONEFISH GRILL

BURGER KING

ALDI

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.

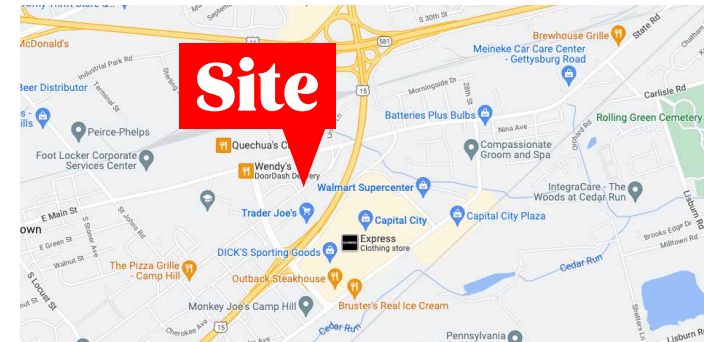
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Location

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.



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

TRAFFIC COUNTS:
Gettysburg Rd - ± 6,000 VPD | **Rt 15** - ± 83,000 VPD



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.



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



COMMERCIAL BROKERAGE. *Redefined.*

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SITE PLAN

SUITE	TENANT	SF
1	Nothing Bundt Cakes	2,450
2	Clean Eatz	2,300
3	Playa Bowls	1,857
4	Leased	1,578
5	AVAILABLE	1,462
6	Sola Salons	5,786
CENTER TOTAL		15,433

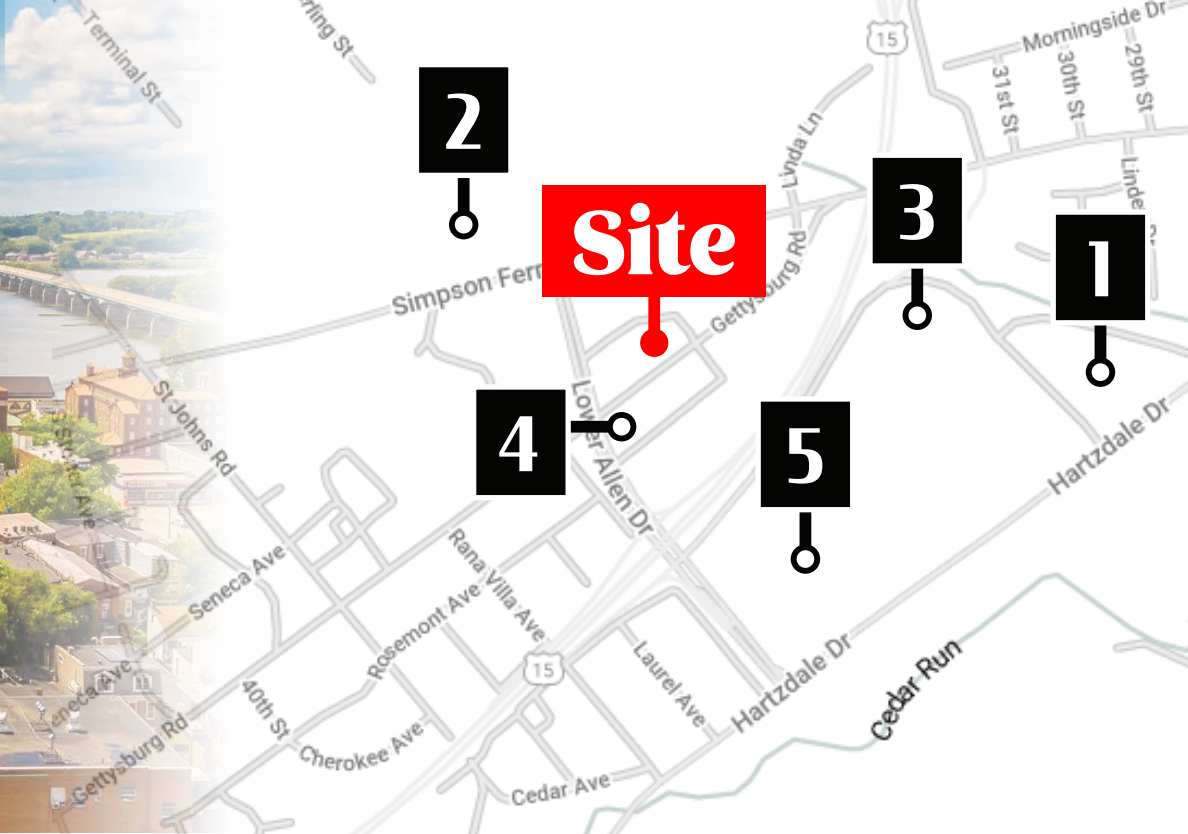


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Cumberland Valley



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.

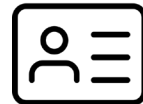
The County, located within the Cumberland Valley region of South Central Pennsylvania, has connections via Interstate 81, I-83, I-76 and US 11/15. Cumberland Valley is also within a two-to-three hour drive of every major city on the Northeast Corridor. The close proximity to the state capital of Harrisburg 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	Walmart	1.3M
2	ALDI	256.5K
3	SPORTSMAN'S WAREHOUSE	199.1K
4	BURGER KING	103.2K
5	EVERY SEASON STARTS AT DICK'S SPORTING GOODS	778.4K



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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