

AVAILABLE FOR LEASE

Camp Hill

SHOPPING CENTER

Bennett Williams
COMMERCIAL REAL ESTATE

3307 East Trindle Road | Camp Hill, PA



JOIN RETAILERS



BARNES & NOBLE





PROJECT OVERVIEW

Camp Hill Shopping Center is a 464,765 square foot power center in Camp Hill, PA, a suburb of Harrisburg. The shopping center is located along S 32nd Street and Trindle Road with four points of access, two being fully signalized. Other highlights include ample parking and plenty of pylon signage. The current tenant lineup includes *Boscov's*, *LA Fitness*, *Giant Grocery*, *Barnes and Noble*, and *Panera Bread*, just to name a few.

ANCHOR TENANTS

Boscov's - 159,040 SF

Giant - 92,939 SF

LA Fitness - 45,000 SF

Orthopedic Institute of PA - 40,904 SF

Barnes & Noble - 24,908 SF

Staples - 20,000 SF

NATIONAL RETAILERS

Five Below - 8,220 SF

Arby's - 5,000 SF

Appalachian Running Co. - 5,015 SF

Panera Bread - 4,600 SF

Carter's - 4,600 SF

Lenscrafters - 3,890 SF

Chico's - 3,785 SF

Noodles and Company - 2,578 SF

Sally Beauty - 1,349 SF

AVAILABLE SPACE

± 3,000- 3,282 SF



PROPERTY LOCATION

Camp Hill Shopping Center is ideally positioned in the center of the market, with easy access to Route 15 and Route 11. Nearby are other major centers like Capital City Mall and Harrisburg West Shopping Center, where you will find National Retailers like Aldi, Macy's, JC Penny, Dave and Buster's, Trader Joe's, and many more.

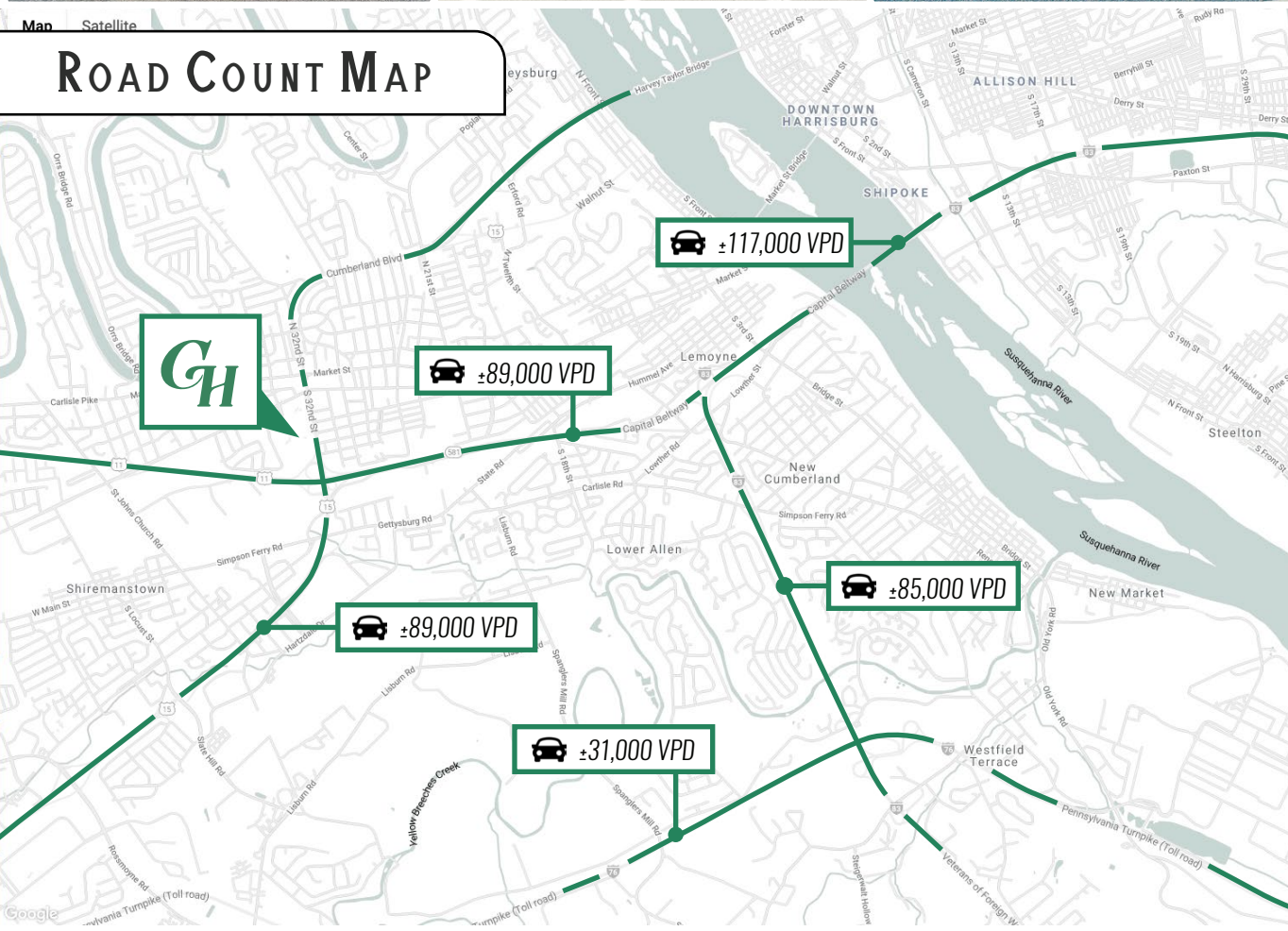


TRADE AREA

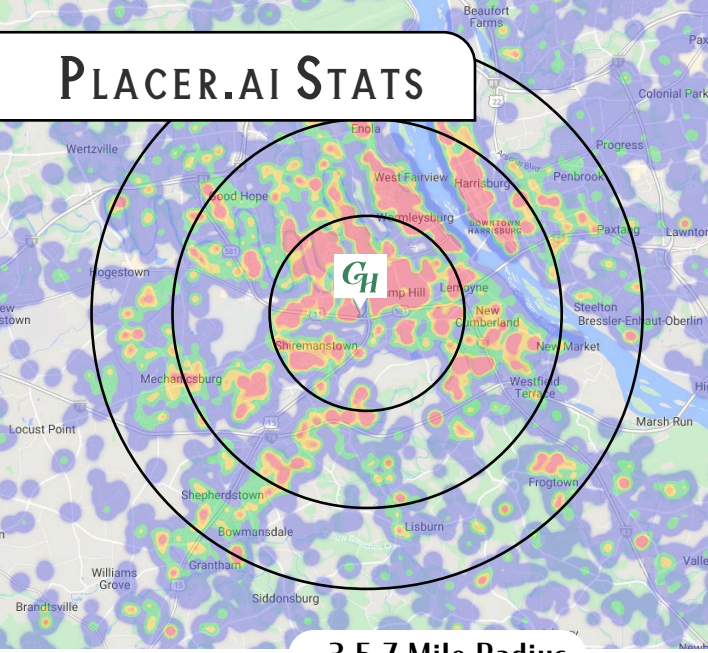
Adding to the stability of the market are the 10-mile radius and 20-minute drive time demographics. Within a 20-minute drivetime, you will find 328,285 people in 134,102 households with an average annual income of \$86,018. The 10-mile radius demographics are even stronger, showing 364,272 people in 149,315 households with an average annual income of \$88,125. The area daily traffic is also attributed to the +/- 15,000 businesses and +/- 225,000 employees in the general area.

DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	7,706	180,197	364,272
TOTAL EMPLOYEES	9,637	134,362	223,756
TOTAL HOUSEHOLDS	3,304	75,289	149,315
AVG HHI	\$105,296	\$86,997	\$88,125

ROAD COUNT MAP



PLACER.AI STATS



3-5-7 Mile Radius

of Visits



ANNUAL VISITS

3.9M



VISIT FREQUENCY

5.82



AVERAGE DWELL TIME

51 Minutes



STATE RANKING

33/348

GIANT

Annual Visits

1.6 Million

State Ranking

1/150



five BELOW

Annual Visits
182.2K

Staples

Annual Visits
224.5K
6/66 State Ranking

Boscov's

Annual Visits
663.5K

LAIFITNESS
Annual Visits
252.7K

Panera BREAD

Annual Visits
287.3K
7/94 State Ranking

BARNES & NOBLE
Annual Visits
333.8K
9/22 State Ranking

GIANT

Annual Visits
1.6M
2/150 State Ranking

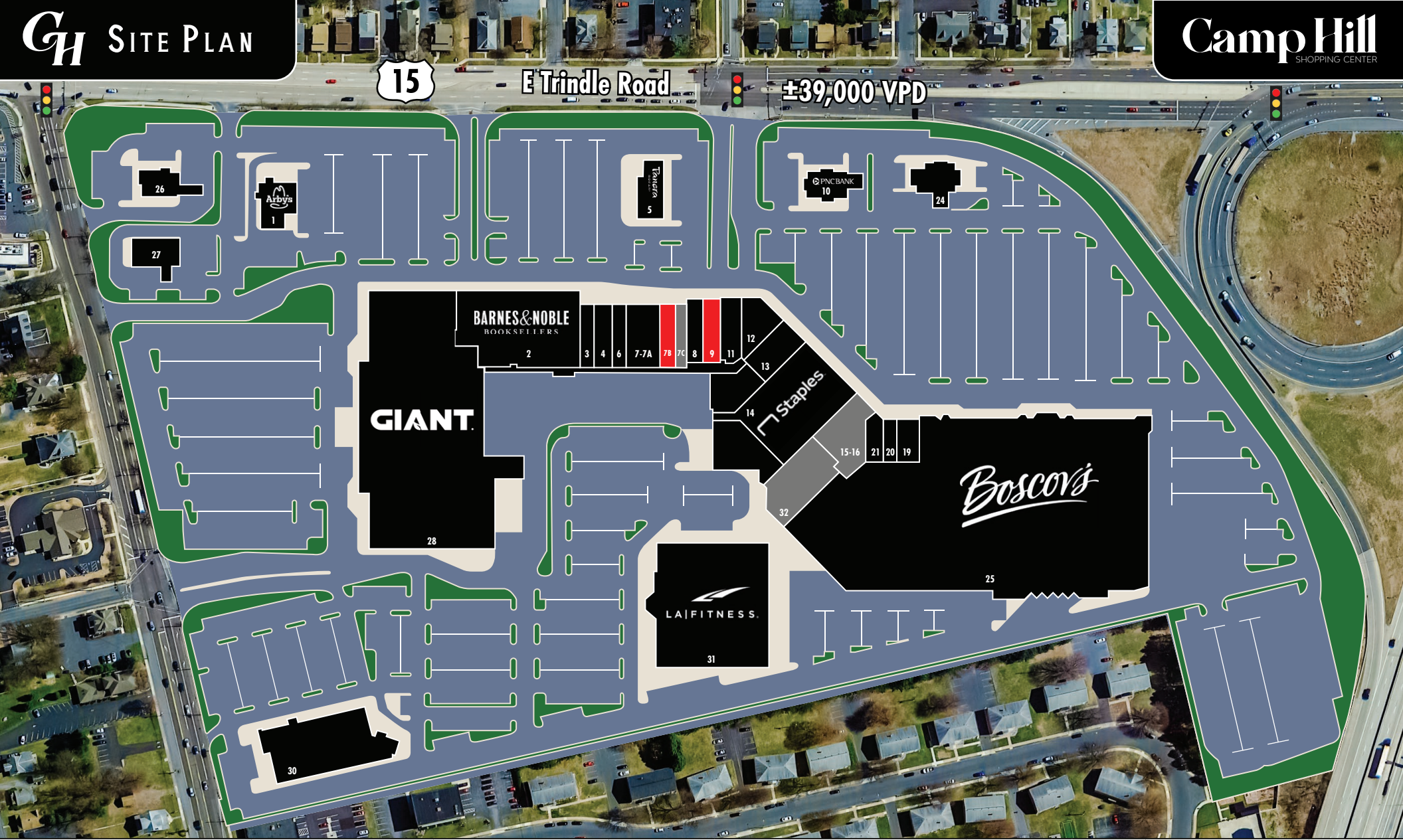
Arby's

Annual Visits
106.3K
15/131 State Ranking

15

E Trindle Road

±39,000 VPD



SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)
1	Arby's	5,000	7C	Wing Stop (LOI)	2,000	19	Noodles & Company	2,578	30	Orthopedic Institute of PA	40,904
2	Barnes and Noble	24,908	8	AT&T	2,737	20	Sally Beauty	1,349	31	LA Fitness	45,000
3	Great Clips	1,048	9	AVAILABLE	3,282	21	Nail Salon	1,905	15/16/32	Bio Life (LOI)	±21,000
4	Lenscrafters	3,890	10	PNC Bank	3,650	24	Santander Bank	3,200			
5	Panera Bread	4,600	11	Chico's	3,785	25	Boscov's	159,040			
6	Element Massage	2,362	12	Carter's	4,600	26	First National Bank	3,700			
7-7A	Shoe Fly/ Appalachian Running Co.	7,000	13	Five Below	8,220	27	Wells Fargo Bank	3,500			
7B	AVAILABLE	3,000	14	Staples	20,000	28	Giant	92,939			



PennState Health



Camp Hill Shopping Center

GIANT noodles & COMPANY
Boscov's **SALLY** BEAUTY SUPPLY
LAIFITNESS **Panera** BREAD
BARNES & NOBLE **five BELOW** **Arby's**



Friendly's

West Shore Plaza

KARN'S FOODS **JOANN** **goodwill**
PET SUPPLIES PLUS
ISAAC'S **DOLLAR TREE**



Michael's
INTERIORSHOME

15

Camp Hill Plaza

NOTHING BUTT CAKES **PIZZA BONNET**
Clean Eat'z **Sola SALONS**

weis

Shoppes at Cedar Cliff

Starbucks **sweetFrog** **DOLLAR GENERAL** **SUBWAY**

South Hampden SC

ALDI **AMC THEATRES** **BIG LOTS!**



Cedar Cliff High School



Fairview Commons

GROCERY OUTLET **Jackson Hewitt TAX SERVICE**
bargain market
DOLLAR TREE **DQ**

Chick-fil-A



Walmart

Capital City Plaza

DOLLAR TREE **DICKEY'S BARBECUE PIT**

TRADER JOE'S

Capital City Mall

JCPenney **macy's**
DICK'S SPORTING GOODS **DAVE & BUSTERS** **H.M.** **MAVIE'S**
DSW **BLAZE PIZZA** **f.ye.**

GIANT

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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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COMMERCIAL BROKERAGE. **REDEFINED.**

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



2,568,790
976,819
899,870
121,000
421,045
179,984
690,144
279,981
98,420
244,353
75,380
846,579
231,089
163,989
46,000
481,773
182,700
278,981
2,947,284