

AVAILABLE FOR LEASE

# Camp Hill

SHOPPING CENTER

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

3307 East Trindle Road | Camp Hill, PA



JOIN RETAILERS

Boscov's

GIANT

BARNES & NOBLE

Panera  
BREAD®

Staples

five BELOW

Appalachian  
RUNNING COMPANY™

LA|FITNESS

carter's

PNC BANK

noodles  
& COMPANY

Santander





## 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

± 3,282-6,527 SF





## PROPERTY LOCATION

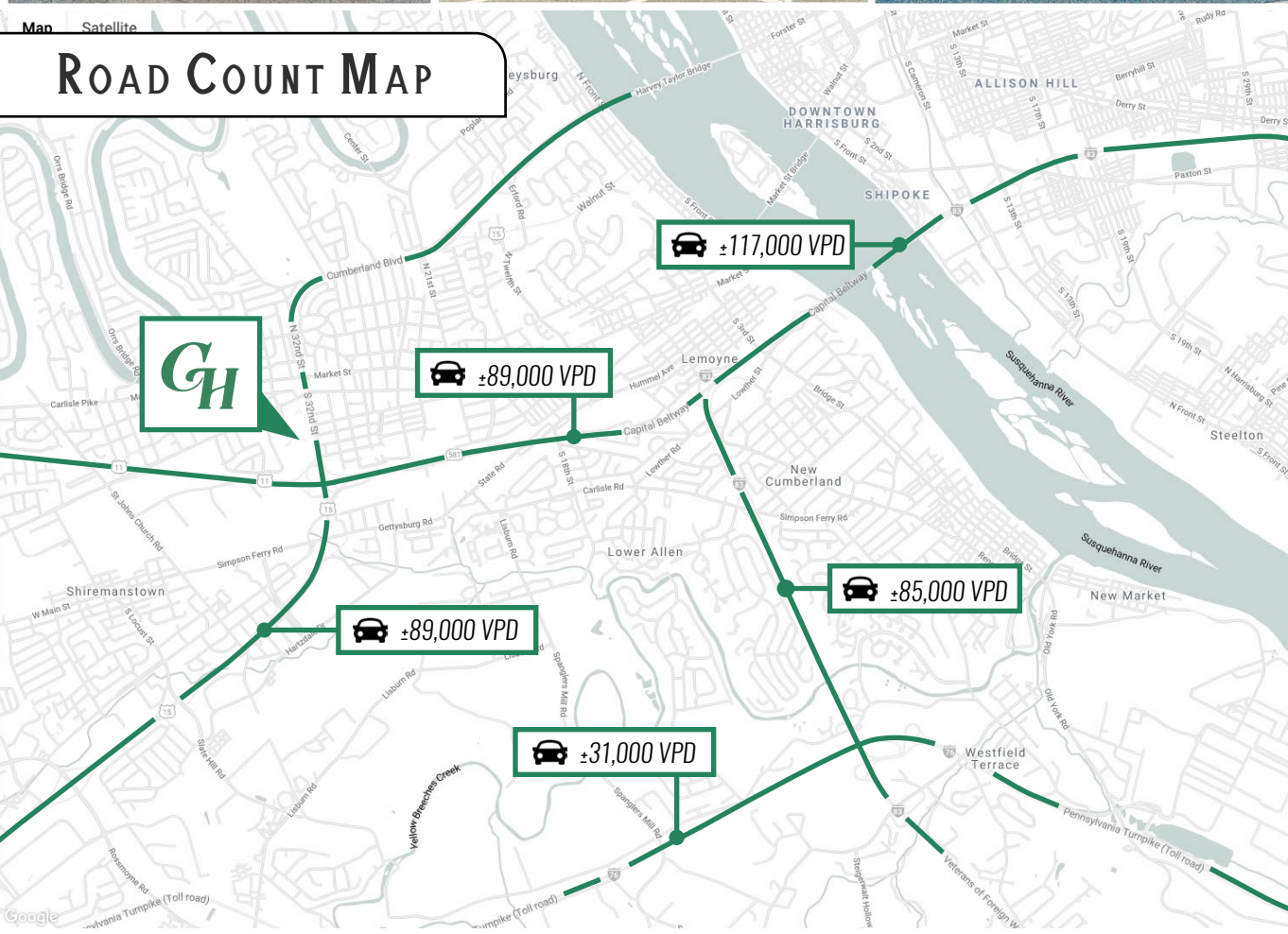
Camp Hill Shopping Center is ideally positioned in the center of the market, with easy access to Route 15 and Route 11. Nearby are other major centers like Capital City Mall and Harrisburg West Shopping Center, where you will find National Retailers like Aldi, Macy's, JC Penny, Dave and Buster's, Trader 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 drive time, 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 and +/- 225,000 employees in the general area.

## ROAD COUNT MAP

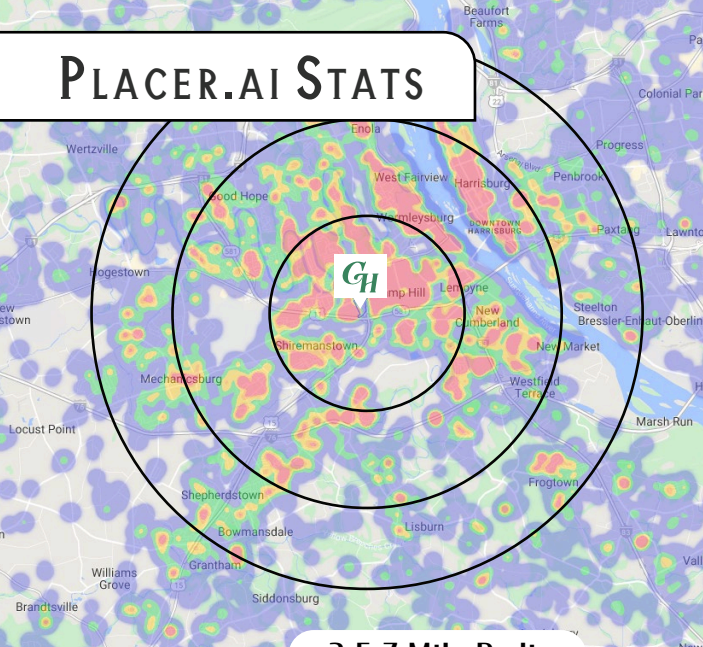


DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	7,706	180,197	364,272
TOTAL EMPLOYEES	9,637	134,362	223,756
TOTAL HOUSEHOLDS	3,304	75,289	149,315
AVG HHI	\$105,296	\$86,997	\$88,125

**Camp Hill**  
SHOPPING CENTER



# 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







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	8	AT&T	2,737	19	Noodles & Company	2,578	30	Orthopedic Institute of PA	40,904
2	Barnes and Noble	24,908	9	AVAILABLE	3,282	20	Sally Beauty	1,349	31	LA Fitness	45,000
3	Great Clips	1,048	10	PNC Bank	3,650	21	Nail Salon	1,905	15	Bio Life	±21,000
4	Lenscrafters	3,890	11	Chico's	3,785	24	Santander Bank	3,200			
5	Panera Bread	4,600	12	Carter's	4,600	25	Boscov's	159,040			
6	Element Massage	2,362	13	Five Below	8,220	26	First National Bank	3,700			
7	Appalachian Running Co.	5,015	14	Staples	20,000	27	Wells Fargo Bank	3,500			
7A-C	Shoe Fly	6,985	14A	AVAILABLE OFFICE	6,527	28	Giant	92,939			



**Camp Hill**  
SHOPPING CENTER

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

**PennState Health**



**West Shore Plaza**

**KARN'S** FOODS **PET SUPPLIES PLUS**  
GREAT PRICES. NO REGIONS. **goodwill**

**ISAAC'S** **DOLLAR TREE**



**Michael's**  
INTERIORS HOME



**South Hampden SC**



**Camp Hill Plaza**



**Cedar Cliff High School**

**Shoppes at Cedar Cliff**

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



**TRADER JOE'S**

**Capital City Plaza**



**DOLLAR TREE**



**Capital City Mall**

**JCPenney** ★ **macy's**



**Fairview Commons**

**GROCERY OUTLET**  
bargain market

**Jackson Hewitt**  
TAX SERVICE



**DOLLAR TREE**



**GIANT**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

