

# HAMPDEN MARKETPLACE

ENOLA, PA | 17025

± 1,800-2,100 SF AVAILABLE | FOR LEASE



Justin Willits | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

Hampden Marketplace is a new commercial development opportunity for lease, located in Enola, PA. The site will consist of a multi-tenant building of 5,000 SF +/- with the ability to add a pick-up/drive-thru window opportunity. The site will benefit from the high traffic volume and exposure that the new Giant anchored shopping center across the street, as well as the other existing retail, will bring to the area. This is a great opportunity for a retail, restaurant, or medical user to join a growing market.

This property is situated in the heart of the growing Enola retail, and commercial development, surrounded by national retailers like Giant Foods, Weis Markets, Taco Bell, as well as a brand new Penn State Health hospital, and Member's First Credit Union corporate headquarters. Hampden Marketplace is strategically located off of Interstate 81, making it easily accessible to surrounding markets like Camp Hill, Mechanicsburg, Dillsburg, Carlisle and Harrisburg.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,930	101,587	207,802
TOTAL EMPLOYEES	5,530	53,740	137,078
AVERAGE HHI	\$135,332	\$120,135	\$108,519
TOTAL HOUSEHOLDS	15,738	43,302	87,928
TRAFFIC COUNTS: RT 81 ± 35,000 VPD   WERTZVILLE RD ± 20,000 VPD			



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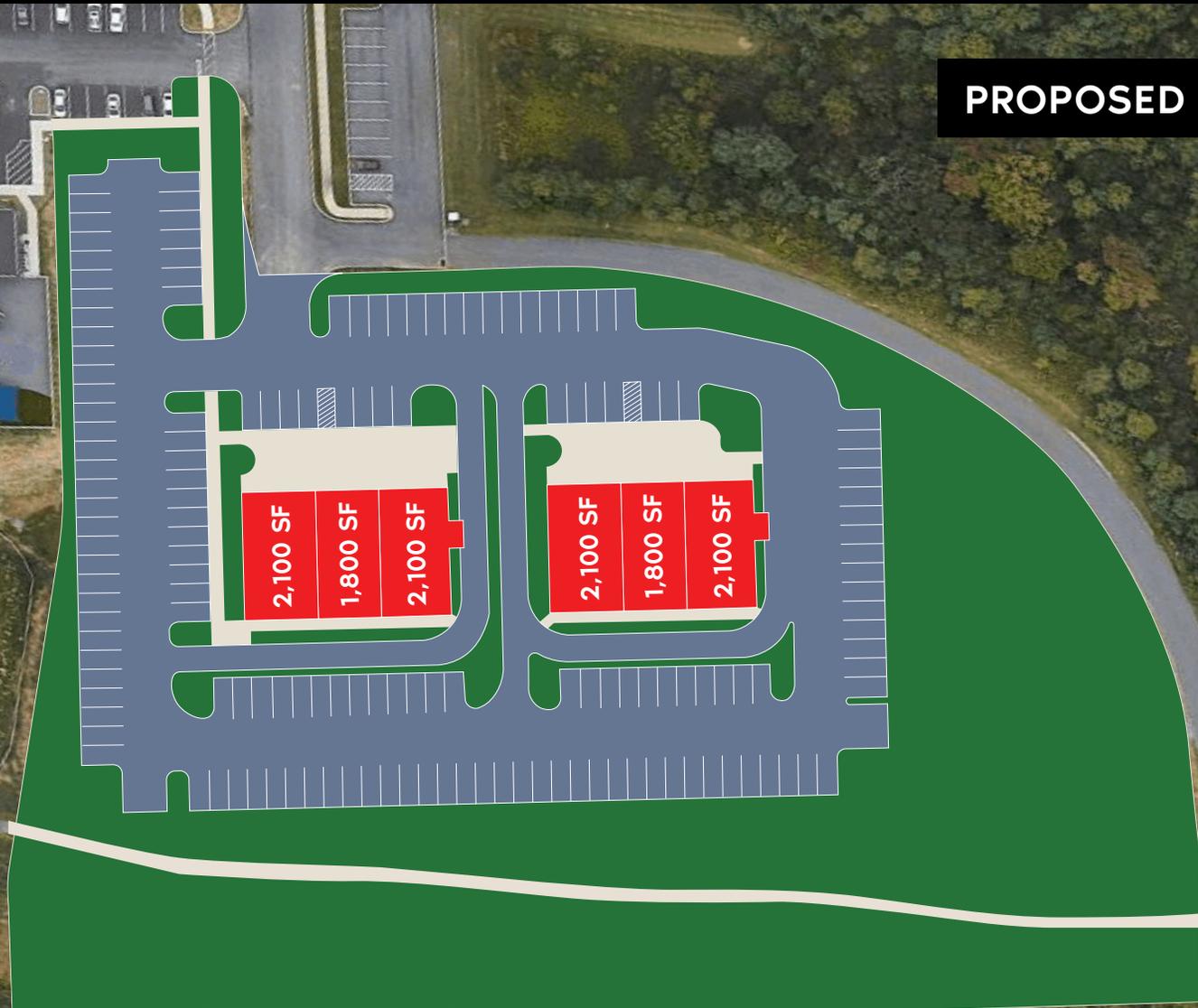
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PROPOSED SITE PLAN



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**M**<sup>st</sup> MEMBERS 1<sup>st</sup>  
FEDERAL CREDIT UNION  
CORPORATE OFFICE

HAMPDEN  
MARKETPLACE  
SHOPPING CENTER  
**GIANT.**

**Proposed  
Site Plan**

*Tender Years, Inc.*  
CHILD DEVELOPMENT CENTER



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## MARKET OVERVIEW



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ACTIVE MEMBER OF:  
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### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

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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:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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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.

