

3800 Market Street | Camp Hill, PA 17011

± 1,000 - 1,128 SF Office Space Available

Available For Lease

Property Overview

3800 Market Street (12,000 V.P.D.) is located in the heart of Camp Hill, along one of the major business corridors of the market. There is currently ±1,000-1,128 square feet of prime office space available for lease. The property includes ample parking for employees and guests and easy access to Market Street. Another pro of the site is that it's located near the Route 11 ramp, which is the travel artery connecting Carlisle to Mechanicsburg and then Camp Hill.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	69,056	177,602	251,068
TOTAL EMPLOYEES	57,339	128,551	163,140
AVERAGE HHI	\$93,900	\$87,779	\$85,627
TOTAL HOUSEHOLDS	29,739	75,514	104,522

TRAFFIC COUNTS:

Market Street - ±12,000 VPD | US 15 - ±35,000 VPD



Blake Shaffer | Cale Brusio | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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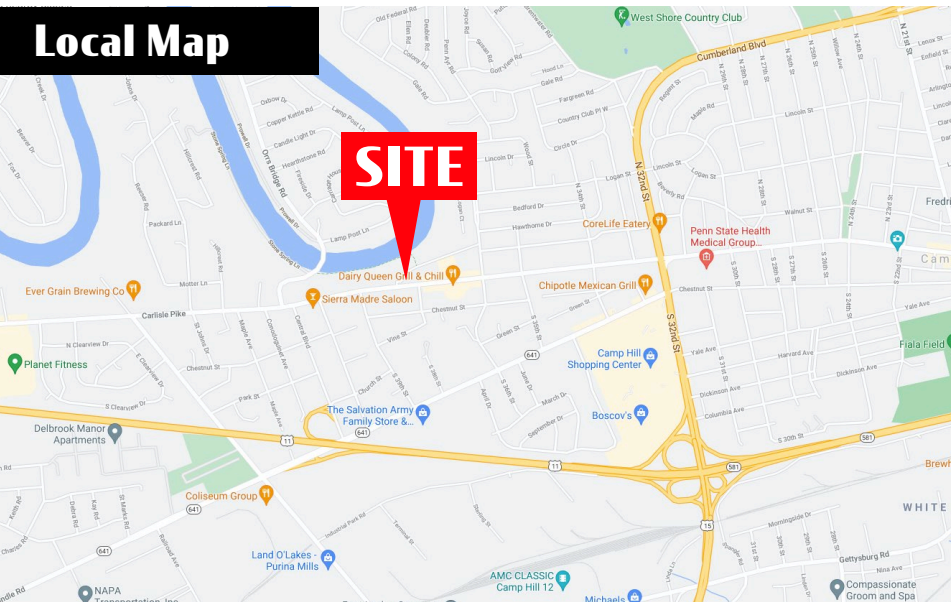
Location

3800 Market Street is ideally situated with great visibility and frontage to the corridor. The property is just down the street from the signalized intersection of Market and S 32nd Street, making it easily accessible to Route 15 and the PA Turnpike. Professional businesses in the area include F&M Trust, Coldwell Banker Realty, State Farm, and Keller Financial Group, just to name a few. The site is also surrounded by National Retailers like Giant Foods, Starbucks, Boscov's, and Five Below.

Trade Area

3800 Market Street has extremely strong demographics with 352,707 people within a 10 mile radius. There is a 1% increase in population projected by 2026. Within the radius, there are 147,560 households with an average annual income of \$86,092. Adding to the strength of the area are the 14,345 businesses and 221,949 employees, attributing to the daytime demographics of 336,632 people.

Local Map



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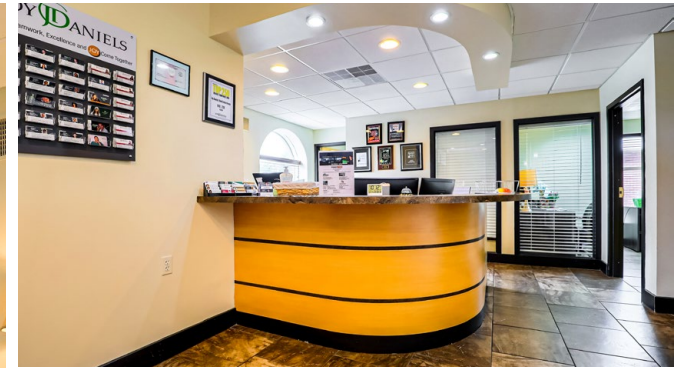
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INTERIOR PHOTOS

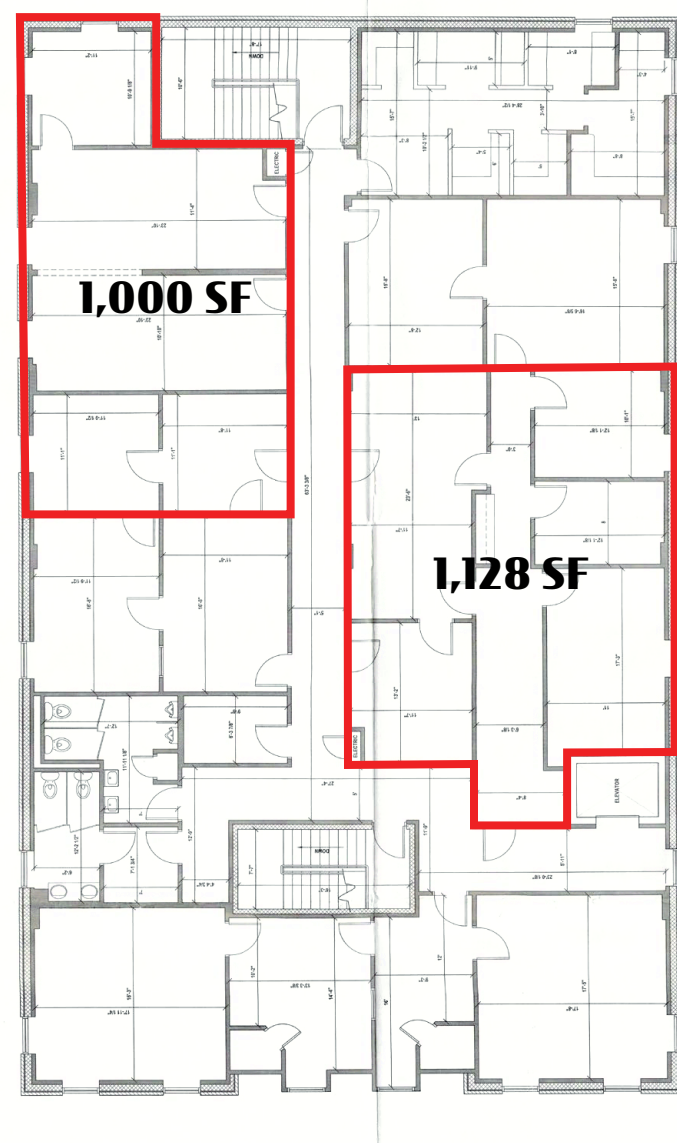
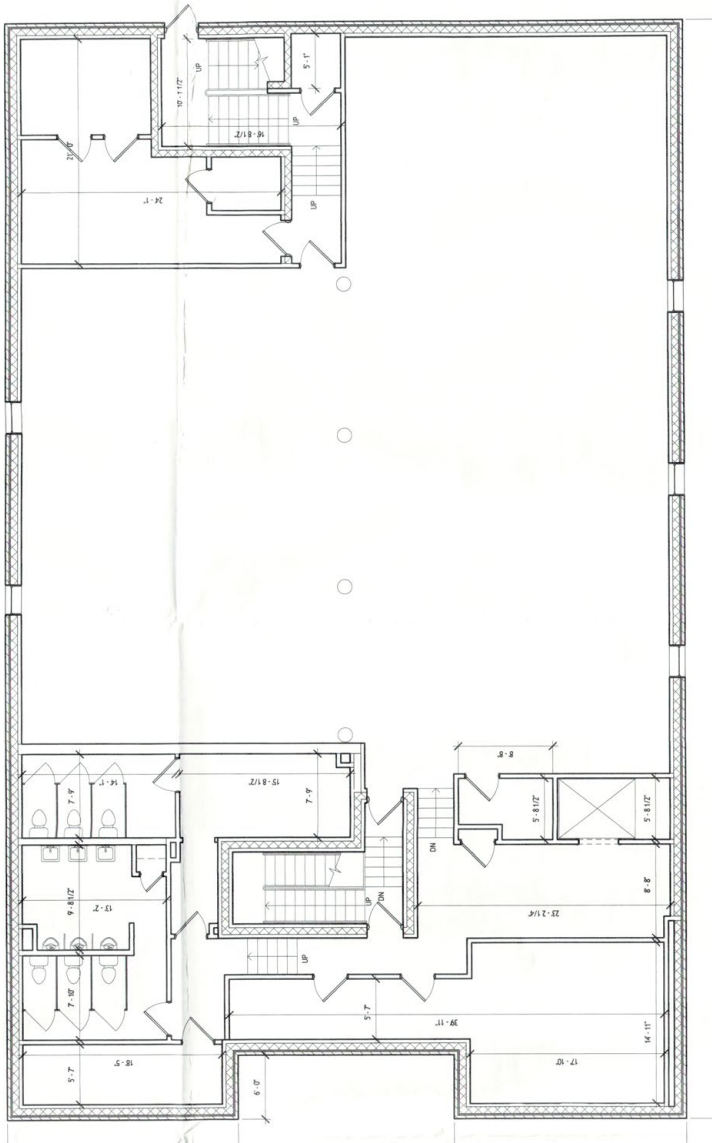


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FLOOR PLANS



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MARKET AERIAL



SITE

Camp Hill SC
GIANT, Barnes & Noble, Staples, Bose, Carter's, Five Below, Sally Beauty, Arby's, Chico's, Noodles, Wells Fargo

West Shore Plaza
Dollar Tree, Heat Burrito, Isaac's, Santander, M&T Bank, Goodwill

South Hampden SC
ALDI, AMC THEATRES

Michaels
INTERIORHOME

Camp Hill Plaza
Pina-Robles, Nothing Bundt Cakes, Sola Salons, Clean Eatz

Walmart

Capital City Plaza
Dollar Tree, Dickey's Barbecue Pit

TRADER JOE'S

Capital City Mall
JCPenney, macy's, Dick's Sporting Goods, Dave & Buster's, H&M, Mavis, DSW, Blaze Pizza, fye

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd Suite, 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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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.

