

**3201**

**MARKET**

**STREET**

CAMP HILL, PA | 17011

**±1,879-10,600 SF  
AVAILABLE FOR LEASE**



Ashlee Lehman | Blake Shaffer | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## PROPERTY OVERVIEW

**3201 Market Street** is a 10,600 square foot freestanding building located in the heart of Camp Hill, PA. It's positioned ideally off Route 15 with easy access to Route 11 and Interstate 76. Market Street itself is a well-known travel artery in the market and travels West to East, through downtown Camp Hill. Located at a fully signalized intersection, this is an ideal location for National and Regional retail, medical, and/or restaurant users. Other benefits to this site include its close proximity to the hub of retail, ample parking, two points of access, excellent visibility, and signage opportunities. Nearby retailers include Starbucks, Giant Grocery, Panera, Five Below, Boscov's, and Chipotle, just to name a few.



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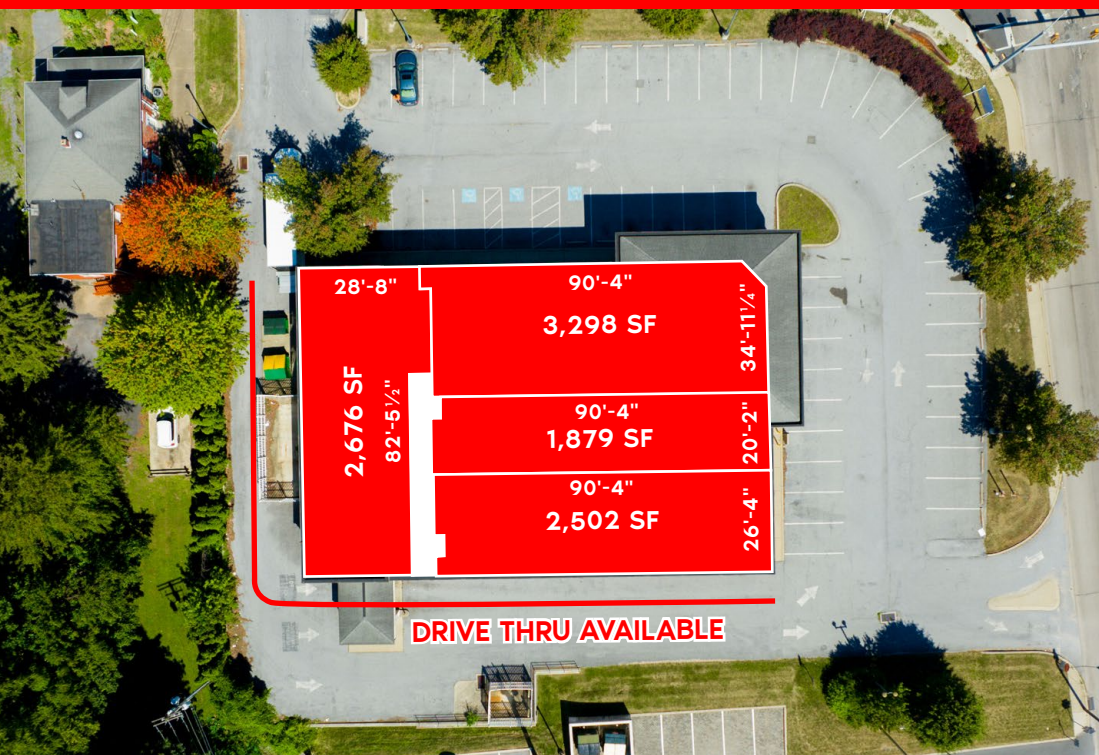
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,023	67,563	185,380
TOTAL EMPLOYEES	6,935	47,797	123,881
AVERAGE HHI	\$128,616	\$112,886	\$103,692
TOTAL HOUSEHOLDS	3,767	28,797	78,764
TRAFFIC COUNTS: S 32ND ST ±32,000 VPD   MARKET ST ±12,000 VPD			



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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.



## LISTING AGENTS:

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## OUR LOCATIONS:

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York, PA 17402

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

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### CONTACT US

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