

# CAMP HILL SHOPPING CENTER OUTPARCEL

32 S 3RD ST & 3307 TRINDLE RD • CAMP HILL, PA • 17011

**±10,000 SF/±1.5 AC  
AVAILABLE  
FOR LEASE**

**GIANT**

**fiVE BELoW**

**Staples**

**PNC BANK**

**Santander**

*Boscov's*

*Boscov's*

**US 11 ±15,000 VPD**



**BLAKE SHAFFER | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE**  
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)

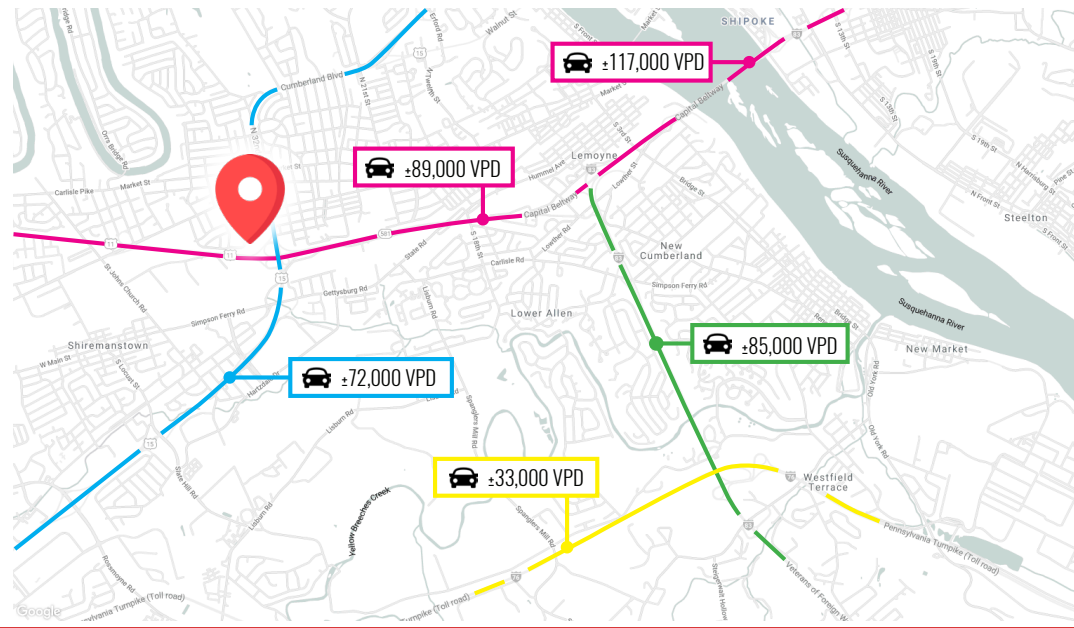


COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	69,056	187,615	270,552
TOTAL EMPLOYEES	48,499	117,714	160,111
AVERAGE HHI	\$121,021	\$108,193	\$110,029
TOTAL HOUSEHOLDS	28,800	78,180	109,938



# CONCEPTIONAL SITE PLAN



**±10,000 SF**

**US-11 ±15,000 VPD**

**±89,000 VPD**

**Rte 11**

# MARKET OVERVIEW



PennState Health



**CAMP HILL SC**  
**GIANT** noodles  
 Boscov's **SALLY** BEAUTY SUPPLY  
 ESPORTA Panera BREAD  
 BARNES & NOBLE **five BELOW** Arby's



**WEST SHORE PLAZA**  
 KAY'S FOODS **PET SUPPLIES PLUS** goodwill  
**ISAAC'S** **DOLLAR TREE**



**SHOPPES AT CEDAR CLIFF**  
 Starbucks sweetFrog DOLLAR GENERAL **SUBWAY**

**SITE**



CEDAR CLIFF HIGH SCHOOL



**FAIRVIEW COMMONS**  
**GROCERY OUTLET** Jackson Hewitt TAX SERVICE  
 bargain Market **DOLLAR TREE** **DQ**

**HARRISBURG WEST SC**  
 ALDI **AMC THEATRES** **BIG LOTS!**

**CAPITOL 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.** **MAX'S** SPORTS & FITNESS  
**DSW** **BLAZE PIZZA** **f.y.e.**



**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.

