

HAMPDEN SHOPPES AT GOOD HOPE

Wertzville Rd & Good Hope Rd | Enola, PA | 17025



**FOR
LEASE**



BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Hampden Shoppes at Good Hope features a new retail development opportunity at the signalized intersection of Good Hope Rd & Wertzville Rd in Enola, offering two highly visible pad sites for lease totaling 4.2 acres in a rapidly growing trade area. The project includes a 0.8 AC pad with a proposed 6,000 SF multi-tenant building designed for three 2,000 SF users, but can accommodate one or multiple tenants within the acreage. The 6,000 SF is ideal for service retail, food, or neighborhood-oriented tenants seeking strong daily traffic and convenient access. The larger 3.4 AC pad is designed to accommodate a substantial specialty retail user, with a site plan well-suited for a grocer or similar high-traffic anchor that can capitalize on the prominent corner presence and surrounding residential density. This development presents a rare opportunity for retailers to establish a presence at one of Enola's most active corridors with excellent visibility, access, and growth-driven demand.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	39,081	97,161	195,207
EMPLOYEES	6,821	47,851	125,088
AVERAGE HHI	\$149,781	\$131,502	\$115,552
HOUSEHOLDS	15,331	39,685	81,237
TRAFFIC COUNTS: WERTZVILLE RD (±15,000 VPD) GOOD HOPE RD (±5,000 VPD)			



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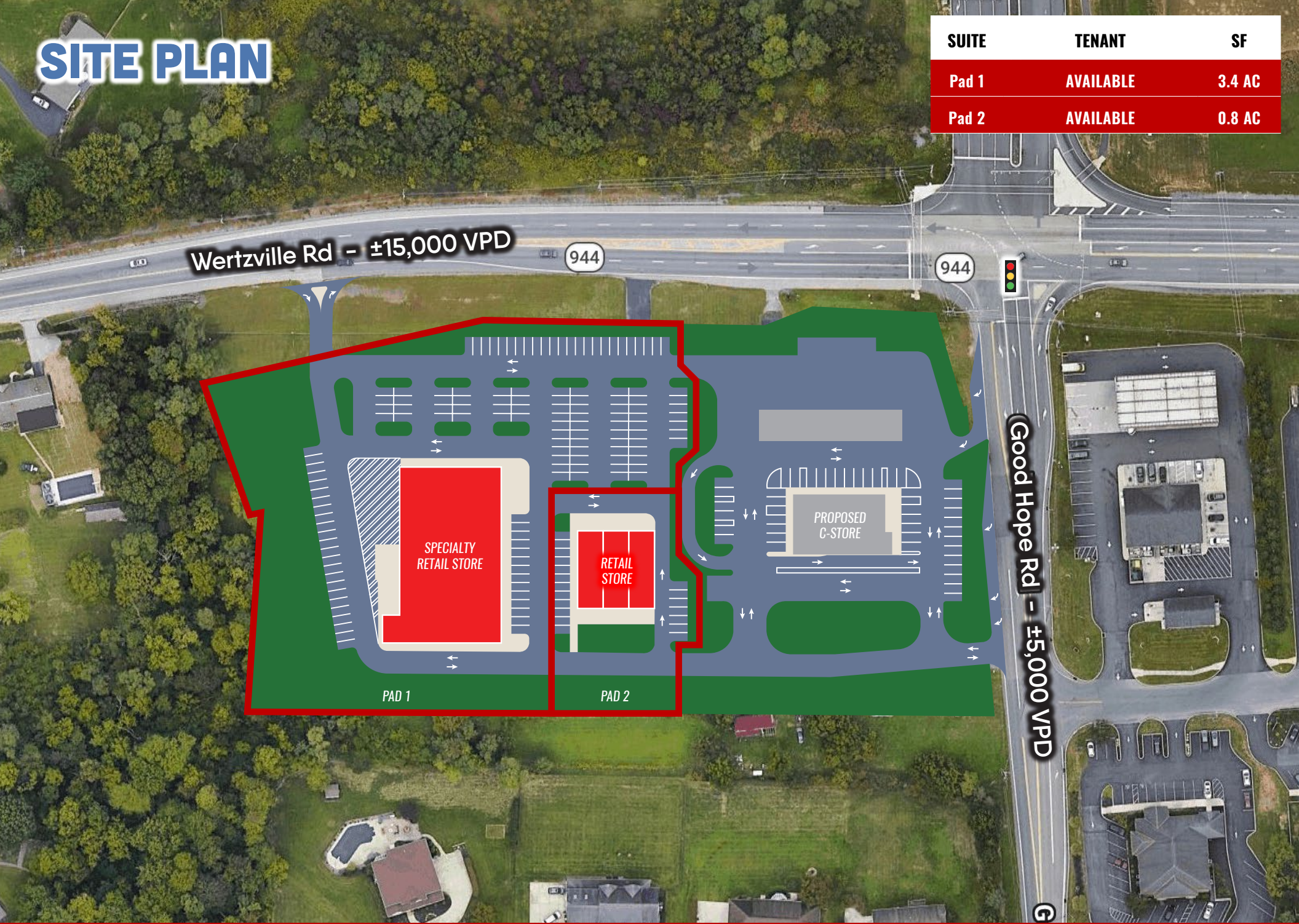
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SITE PLAN

SUITE	TENANT	SF
Pad 1	AVAILABLE	3.4 AC
Pad 2	AVAILABLE	0.8 AC



Wertzville Rd - ±15,000 VPD

944

944

Good Hope Rd - ±5,000 VPD

G

PAD 1

PAD 2

SPECIALTY
RETAIL STORE

RETAIL
STORE

PROPOSED
C-STORE



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MARKET AERIAL



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ACTIVE MEMBER OF:
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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
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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.

