4444 CARLISLE PIKE

CAMP HILL, PA 17011



ONE OF A KIND

±2,000-4,500 SF OFFICE SPACE

±2,000 SF RETAIL SPACE

FOR LEASE

JUSTIN SHOEMAKER

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Hampden Terminal is a vibrant 30,000-square-foot mixed-use center prominently located along heavily traveled Carlisle Pike in the heart of Hampden Township. Anchored by Evergrain Brewing Co., Title Boxing, and Aura Mediterranean Restaurant, the property features a dynamic mix of dining, fitness, and lifestyle-oriented businesses that generate consistent daily activity. A distinctive courtyard, complete with a flowing stream, creates an attractive and memorable setting for customers, tenants, and professional visitors alike.

One of a kind second-floor professional office suite is now available for lease. Formerly occupied by a real estate firm, the approximately 4,500-square-foot suite offers a versatile layout well suited for a variety of professional service users. The space features multiple private offices, conference areas, and in-suite restrooms, providing an efficient and functional environment for an established business or growing practice.

PROPERTY LOCATION

Hampden Terminal continues to benefit from significant surrounding development and increased traffic. Most notably, a brand-new Sheetz opened in December 2025 at the signalized intersection directly across the street, further enhancing the property's visibility, accessibility, and exposure to daily traffic.





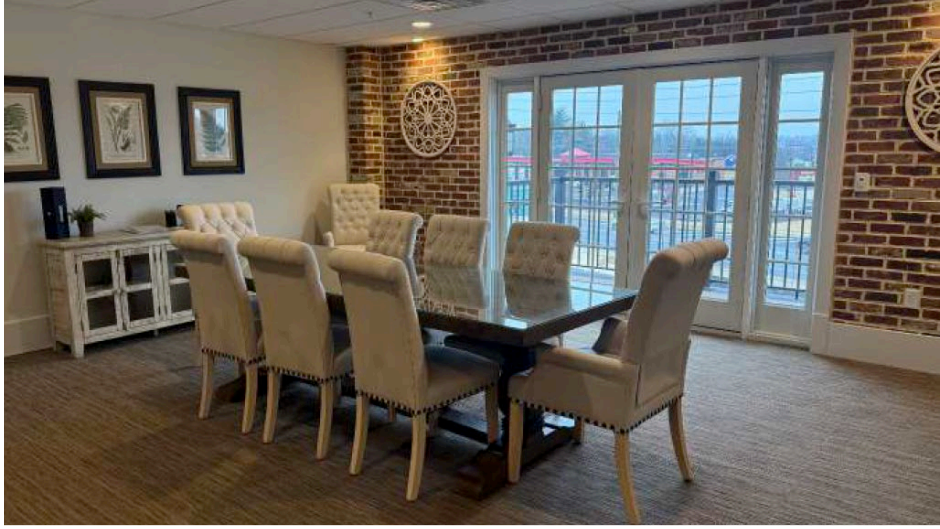
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	71,684	168,756	251,631
EMPLOYEES	51,922	117,664	149,822
AVERAGE HHI	$129,339	$125,103	$116,559
HOUSEHOLDS	29,483	71,780	102,871

JUSTIN SHOEMAKER
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. *Redefined.*

2ND FLOOR SPACE AVAILABLE: 2,000 - 4,500 SF

- Second floor professional office suite with private entrance access
- Former real estate office designed for immediate professional use
- Multiple private offices ideal for teams needing confidentiality
- Dedicated conference room suitable for client meetings or collaboration
- In-suite restrooms for privacy and convenience
- Open work areas that can function as bullpen or flex-use space
- Strong natural light throughout the suite
- Positioned within a destination retail and lifestyle center that impresses clients
- Easy access to ample on-site parking
- Excellent visibility for signage within the center
- Walkable to coffee, dining, and fitness tenants within Hampden Terminal

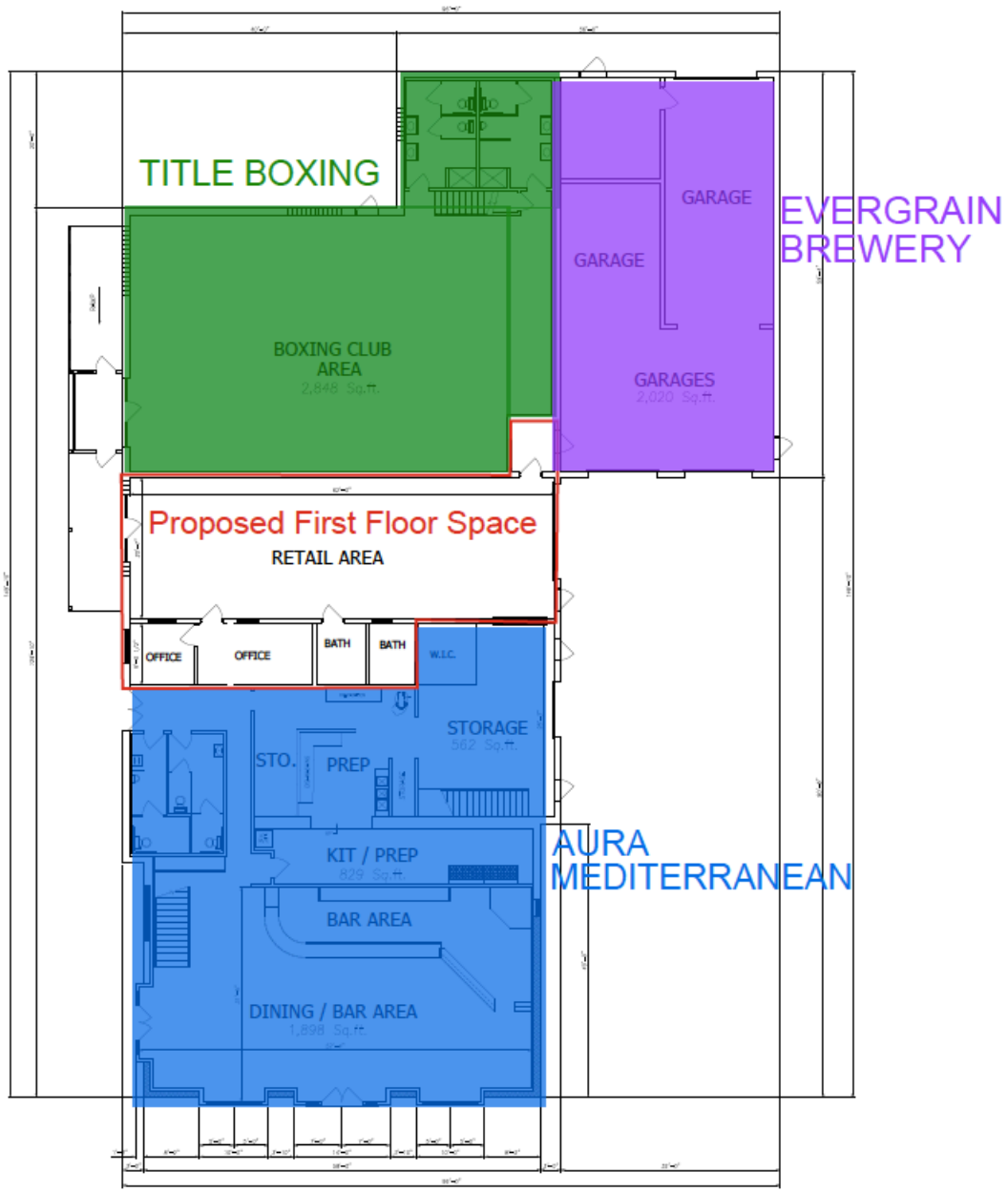








1ST FLOOR RETAIL SPACE AVAILABLE: 2,000 SF



EXISTING FIRST FLOOR PLAN







JUSTIN SHOEMAKER
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

MARKET OVERVIEW



JUSTIN SHOEMAKER
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



JUSTIN SHOEMAKER
jshoemaker@bennettwilliams.com

CONTACT US
717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



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.

RETAIL BROKERS NETWORK ICSC