

# 3224 MARKET STREET

CAMP HILL, PA • 17011





## PROPERTY OVERVIEW

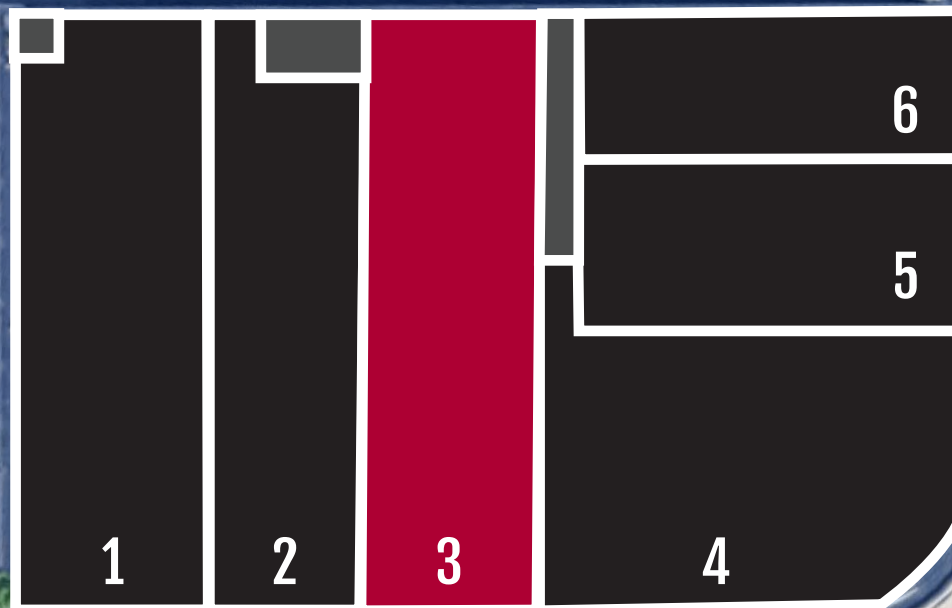
This high-profile redevelopment offers a versatile space suitable for retail, dining, medical, and service uses. Positioned at a prominent intersection with strong signage opportunities and approximately 34,000 vehicles per day, the property provides excellent visibility and exposure in a premier commercial location.

## LOCATION OVERVIEW

The Camp Hill Bypass along 32nd and Market Streets is a premier retail corridor featuring major shopping centers, national retailers, dining, and services. Continued development is expanding the area's offerings, while convenient access to U.S. Route 15, I-81, and I-83 provides excellent connectivity to Harrisburg and surrounding communities. With strong traffic and an established retail presence, the corridor offers an ideal location for businesses looking to reach Central Pennsylvania's growing market.

| DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------|-----------|-----------|-----------|
| POPULATION   | 9,281     | 69,142    | 193,386   |
| EMPLOYEES    | 7,211     | 50,922    | 127,887   |
| AVERAGE HHI  | \$144,574 | \$125,117 | \$112,180 |
| HOUSEHOLDS   | 3,839     | 29,007    | 81,197    |

# SITE PLAN



## LAST SUITE AVAILABLE

The former Rite Aid at 3224 Market Street has been transformed into a modern multi-tenant retail destination, with the last remaining suite now available. Located at a prominent West Shore intersection, the property offers exceptional visibility, accessibility, and traffic exposure within an established and growing retail corridor.

### TENANT ROSTER

| SPACE | TENANT                 | AREA (SF) |
|-------|------------------------|-----------|
| 1     | McAlister's Deli       | 2,986     |
| 2     | Southern Steer Butcher | 2,217     |
| 3     | AVAILABLE              | 2,698     |
| 4     | Paris Baguette         | 2,977     |
| 5     | Balance Culture        | 1,800     |
| 6     | Smoothie King          | 1,463     |



JUSTIN SHOEMAKER

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# MARKET OVERVIEW

**SITE**

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

Michael's  
 INTERIORSHOME

SOUTH HAMPDEN SC  
 ALDI AMC THEATRES BIG LOTS!

Chick-fil-A

**TRADER JOE'S**

CAPITAL CITY MALL  
 JCPenney ★ macy's  
 DICK'S SPORTING GOODS DAVE & BUSTERS H&M MOVIES & MORE  
 DSW BLAZE PIZZA fye

Walmart

CAPITAL CITY PLAZA  
 DOLLAR TREE DICKY'S BARBECUE PIT

NOTHING BUTT Cakes  
 Clean Eatz Sola SALONS

SPORTSMAN'S WAREHOUSE

WEST SHORE PLAZA  
 KARN'S FOODS DOLLAR TREE goodwill  
 ISAAC'S PET SUPPLIES PLUS GREAT PRICES. NO REGIONS.

Starbucks CHIPOTLE MEXICAN GRILL

Friendly's

TACO BELL  
 McDonald's

PennState Health

**weis**

CHIPOTLE MEXICAN GRILL Jersey Mike's SUBS

CEDAR CLIFF HIGH SCHOOL

SHOPPES AT CEDAR CLIFF  
 Starbucks sweetFrog DOLLAR GENERAL SUBWAY

KFC SHINY SHELL CARWASH  
 BURGER KING

McDonald's

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

**GIANT**



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## 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:



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### CONTACT US

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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.

