

FOR LEASE

ST. JOHNS CENTER PROFESSIONAL OFFICE | RETAIL SUITES



405-415 ST JOHNS CHURCH RD., CAMP HILL, PA 17011

PROFESSIONAL OFFICE SUITES

ST JOHNS CENTER FOR LEASE



OFFERING SUMMARY

Available SF for Lease 2,026 SF - 2,590 SF

Lease Rate \$16.50 - \$18.50 per SF/year

Lease Type NNN

CAM \$3.50 per SF/yr (approx.)

Zoning Commercial General

Municipality Hampden Township

County Cumberland County

PROPERTY OVERVIEW

Located in the prestigious Hampden Township of Camp Hill, PA, St Johns Center is the ideal destination for potential tenants. This sought-after property offers exceptional convenience with immediate access to the Capital Beltway and is just minutes from the entire Greater Harrisburg area, making it a hub of connectivity and business activity.

St. Johns Center, conveniently located off I-581 at Exit 4, offers a variety of suites designed to meet diverse business needs. From compact spaces ideal for boutique operations to larger suites tailored for expansive commercial ventures, the center provides flexible configurations that adapt to your business's growth. With abundant on-site parking for employees and clients, St. Johns Center ensures a seamless and thriving workspace experience.

PROPERTY HIGHLIGHTS

- Zoning allows for retail, medical/dental, professional/personal services, health clubs & childcare
- Minutes to major routes       and downtown Harrisburg

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C : 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

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PROPERTY DETAILS

Building Size	14,000 SF
Lot Size	5.02 AC
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	In-suite
Parking	In-Common 54 Spaces
Year Built	2004

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat / Rubber
Power	3-Phase; 1,000 Amp
HVAC	Central AC
Sprinklers	Yes
Security	Per Unit/Tenant
Signage	Monument

MARKET DETAILS

Cross Streets	St Johns Church Rd & E Trindle Rd
Traffic Count at Intersection	16,213 ADT
Municipality	Hampden Township
County	Cumberland County
Zoning	Commercial General
Limitations	No Restaurants or Food Services Permitted

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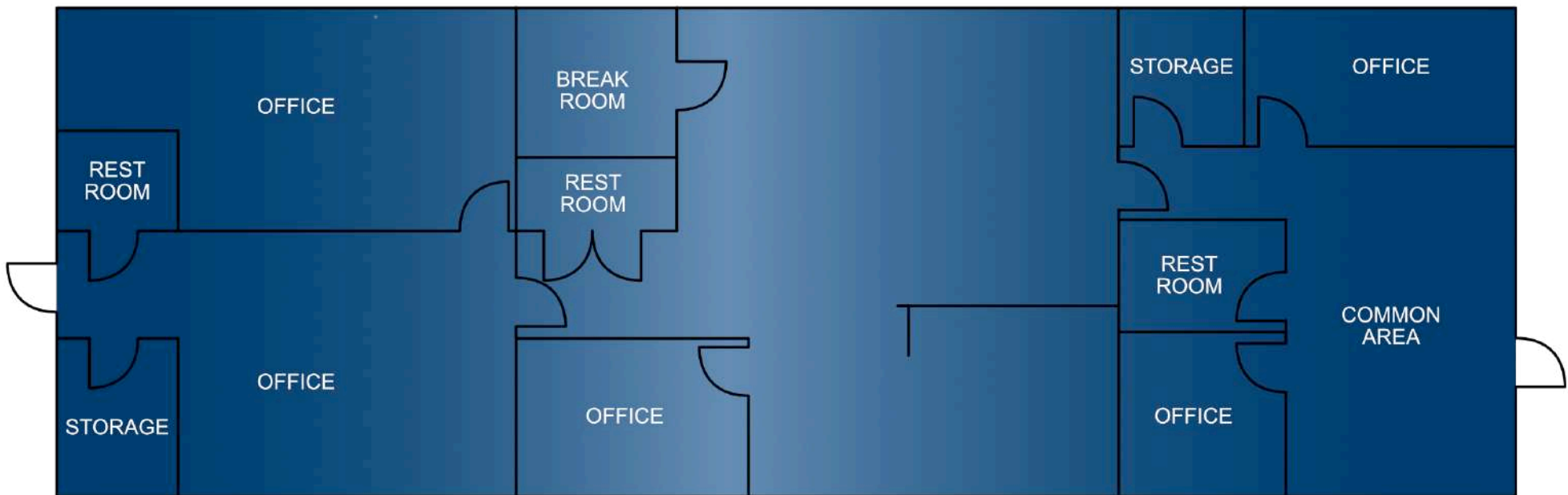
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SUITE 104



POSSIBLE CONFIGURATION

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
104	2,575 SF	± \$18.50 per SF/Yr (negotiable)	NNN Lease	\$3.50 per SF/yr	Beautiful Medical set up, former lab. Excellent condition

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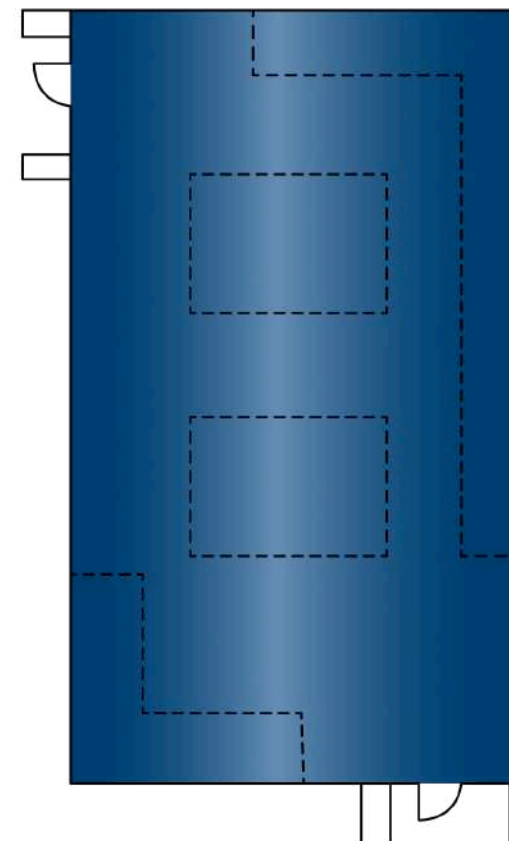
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SUITE 104



SUITE	AVAILBLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
201	2,026 SF	\$18.50 per SF/Yr (negotiable)	NNN Lease	\$3.50 per SF/yr	Open space ready for finishing touches

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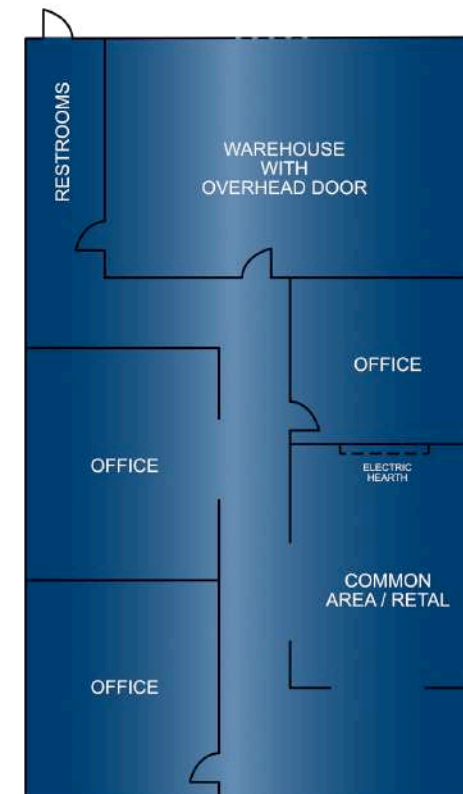
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ST JOHNS CENTER FOR LEASE

SUITE 104



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
203	2,590 SF	\$16.50 per SF/Yr (negotiable)	NNN Lease	\$3.00 per SF/Yr	Office / Retail / Small Warehouse with drive-in door access

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LOCATION



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	8,823
2 MILE	65,665
3 MILE	167,456

HOUSEHOLDS

1 MILE	4,009
2 MILE	27,077
3 MILE	70,399

AVERAGE HOUSEHOLD INCOME

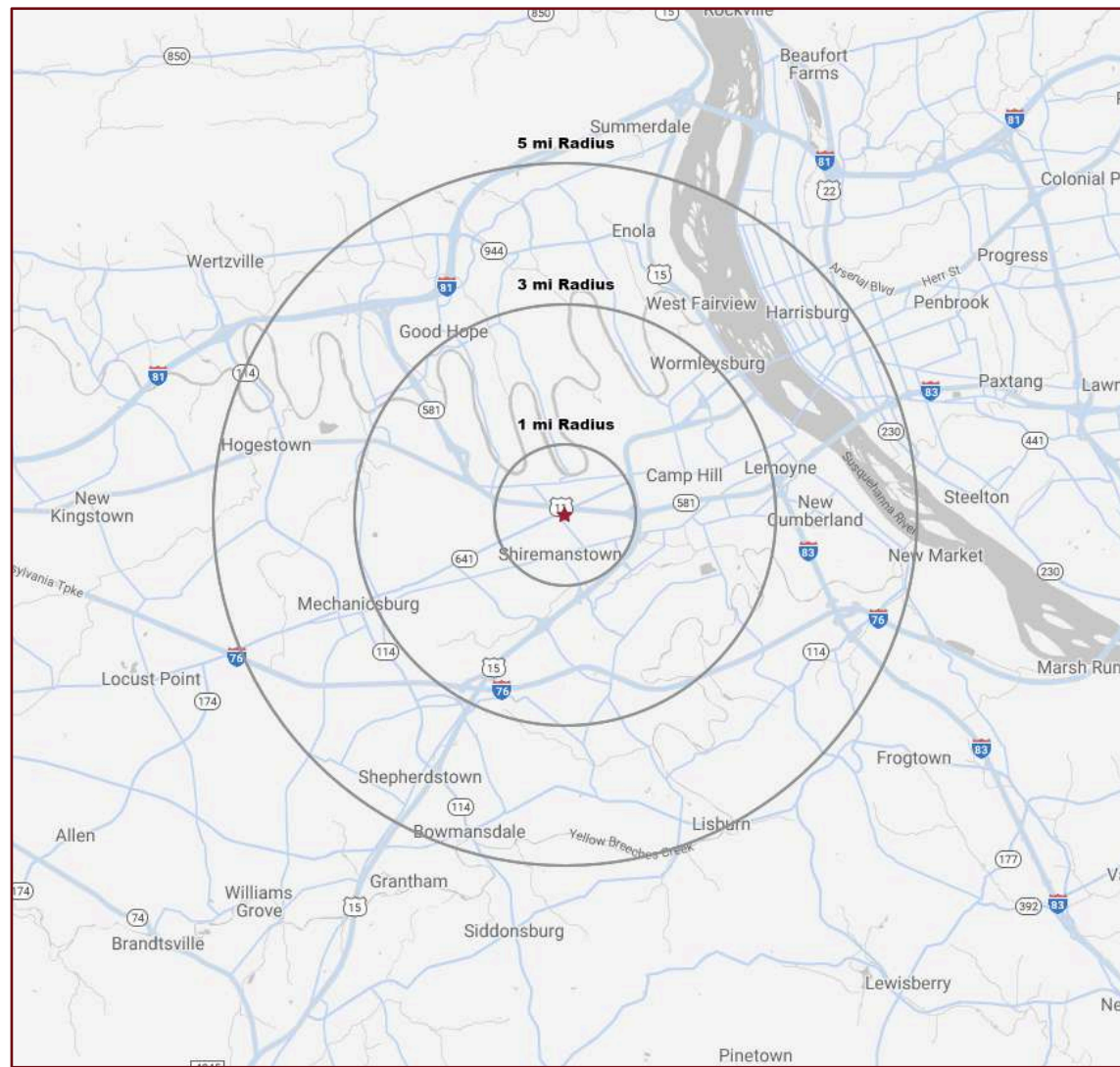
1 MILE	\$100,475
2 MILE	\$120,991
3 MILE	\$118,234

TOTAL BUSINESSES

1 MILE	793
2 MILE	3,560
3 MILE	7,571

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	8,151
2 MILE	48,997
3 MILE	113,433



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AREA OVERVIEW

EAST SHORE: Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.

WEST SHORE: The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walkable and shopable neighborhood concept is the catalyst for economic prosperity and community connection.



HAMPDEN TOWNSHIP: Cumberland County has experienced the fastest rate of population growth out of any Pennsylvania county in recent years. It is the most desirable county in Pennsylvania to live, work, and do business.

Hampden and Silver Spring Townships have been the top two fastest growing municipalities for the last 10 years as per Cumberland County Planning Department. They have been a main destination for offices, restaurants, retail, hotels, car dealerships, personal and professional service providers, medical clinics, etc.

Hampden Township has always been open for business; it has a long tradition to work well with businesses to assist them in expansion and growth. It is a great township and great location for those who want to live close to Harrisburg with a short commute along the Harrisburg Beltway, with easy road access to airports, shipping ports, businesses, and very good schools.

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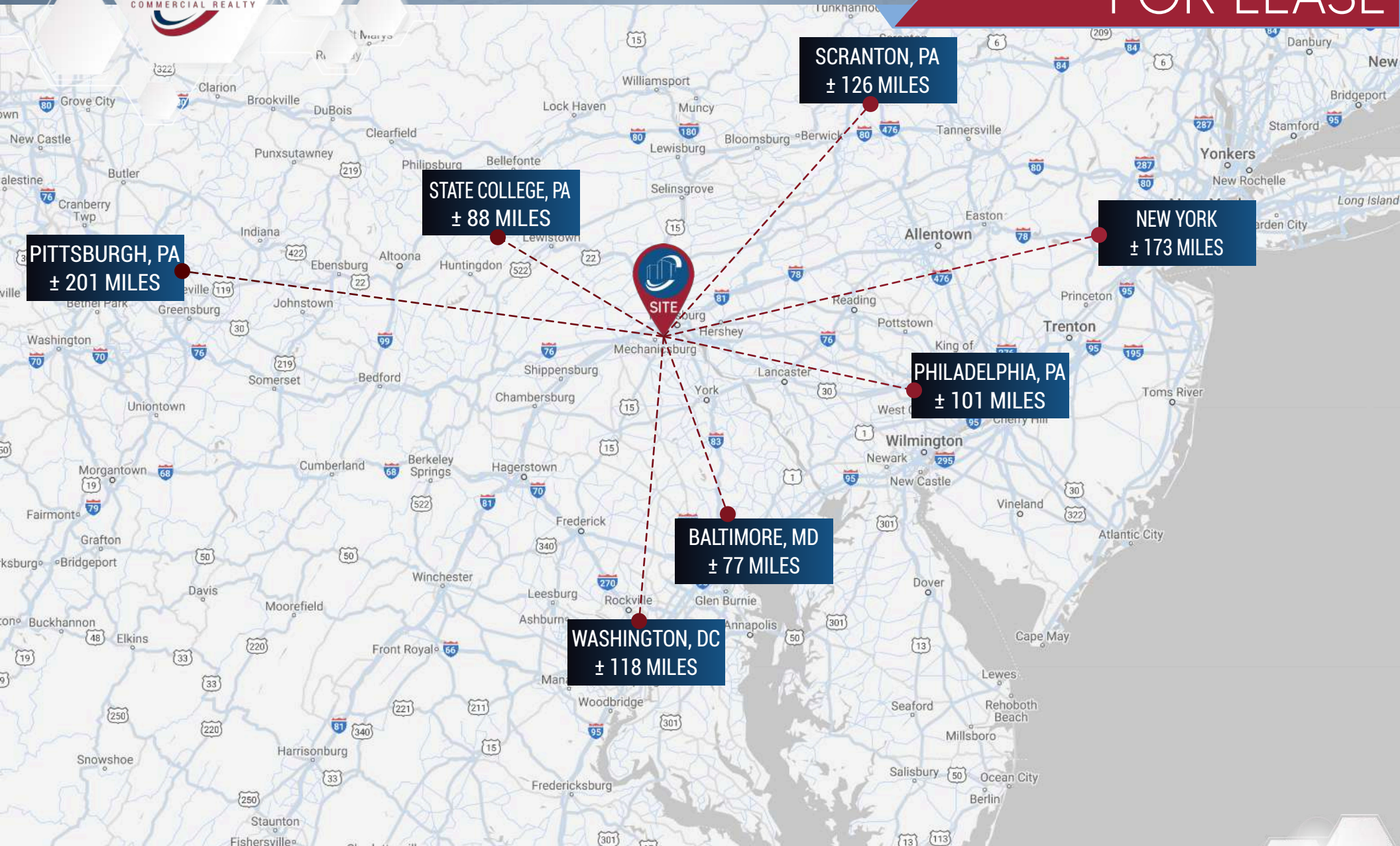
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