

PROFESSIONAL OFFICE SUITES FOR LEASE



4076 MARKET STREET
CAMP HILL, PA 17011



PROFESSIONAL OFFICE BUILDING SUITES FOR LEASE

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CAMP HILL, PA 17011**



OFFERING SUMMARY

Available SF for Lease	350 SF - 1,025 SF
Lease Rate	\$12.00-15.95 per SF/yr
Lease Type	Gross/Full Service
CAM	None
Zoning	Commercial Limited
Municipality	Hampden Township
County	Cumberland County

PROPERTY OVERVIEW

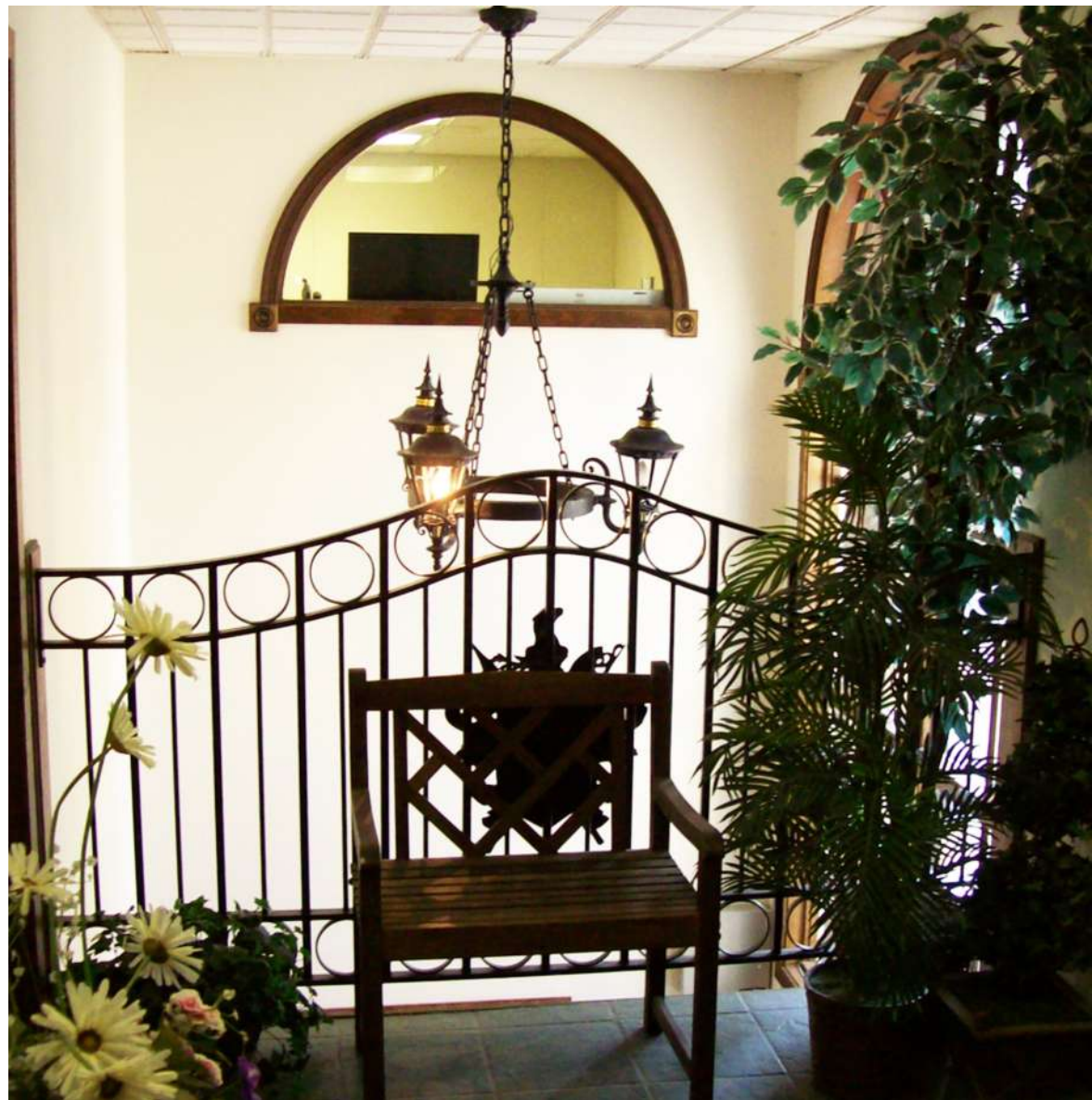
This charming property in Camp Hill, offers versatile office solutions, from shared spaces to exclusive use, with suites ranging from 95 to 1,025 square feet. Efficient layouts cater to various professional needs, ensuring productivity. On the 2nd floor, existing office furniture, including desks and cubicles, provides a plug and play option for a quick and hassle-free move-in. Access to business friendly Carlisle Pike, offering many options for dining and shopping and quick access to major routes make this property easily accessible for your clients.

PROPERTY HIGHLIGHTS

- High visibility and exposure due to frontage on heavily traveled Market Street in Camp Hill.
- Close to major routes including:  ,  ,  , & 
- Short drive to Downtown Harrisburg and the State Capitol Complex
- Three Suites Available: Suite 201 (95 SF), Suite 205 (400 SF), Suite 302 (1,025 SF)

PROPERTY DETAILS

Building Size	18,000 SF
Lot Size	1.57 AC
APN	10-21-0277-052
Property Subtype	Office/Flex Space Building
Building Class	B
Tenancy	Multi
Number of Floors	3
Average Floor Size	9,000 SF
Elevators	Yes
Year Built	1990
Year Renovated	2019-2023
Restrooms	4 common area; some in suite
Parking Type	On-site
Parking Count	35 spaces
Ceiling Height	8'
Ceiling Type	Drop
Construction	Stucco
Roof	Shingle
Lighting	Various
Security	No
Signage	Monument
Submarket	Hampden



SECOND FLOOR AVAILABILITY



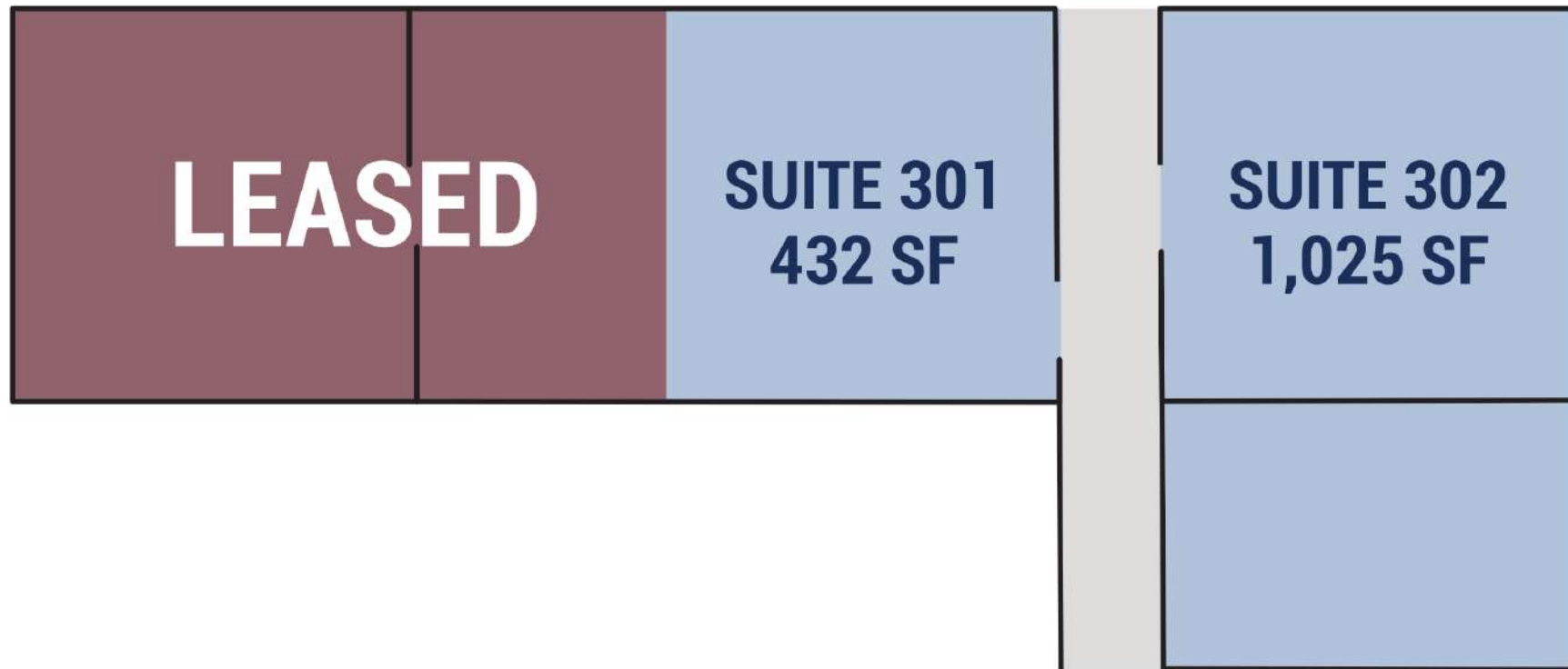
SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
207	462 SF	462 SF	\$15.95 per SF/Yr	Gross Full Service Lease
211	350 SF	350 SF	\$15.95 per SF/Yr	Gross Full Service Lease



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THIRD FLOOR AVAILABILITY



SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
301	432 SF	432 SF	\$12.50 per SF/Yr	Gross Full Service Lease
302	1,025 SF	1,025 SF	\$12.50 per SF/Yr	Gross Full Service Lease

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY AERIAL



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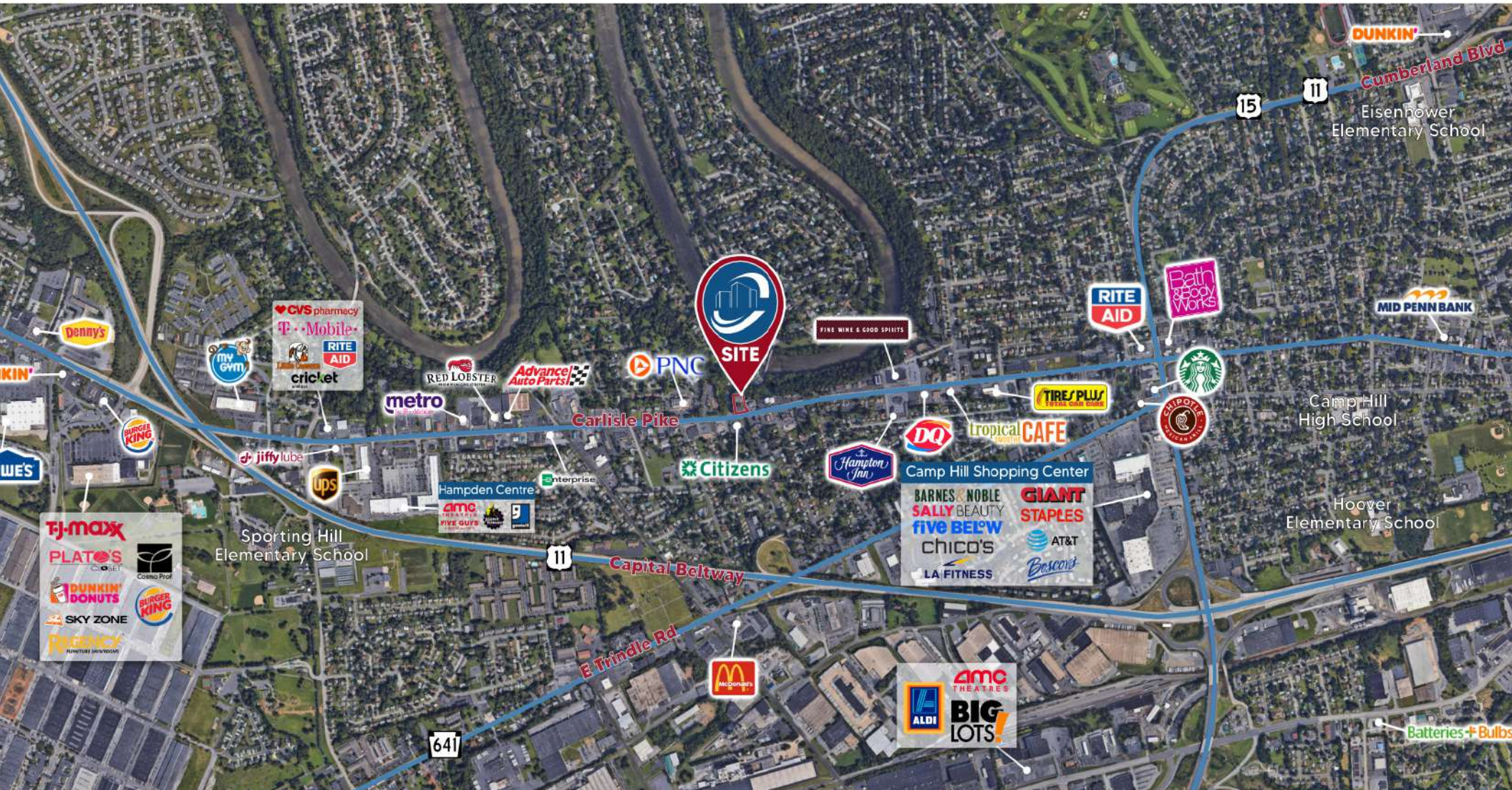


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LOCATION AERIAL



REGIONAL AERIAL



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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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DEMOGRAPHICS

POPULATION

1 MILE	7,864
2 MILE	69,386
3 MILE	171,563

HOUSEHOLDS

1 MILE	3,381
2 MILE	18,646
3 MILE	71,858

AVERAGE HOUSEHOLD INCOME

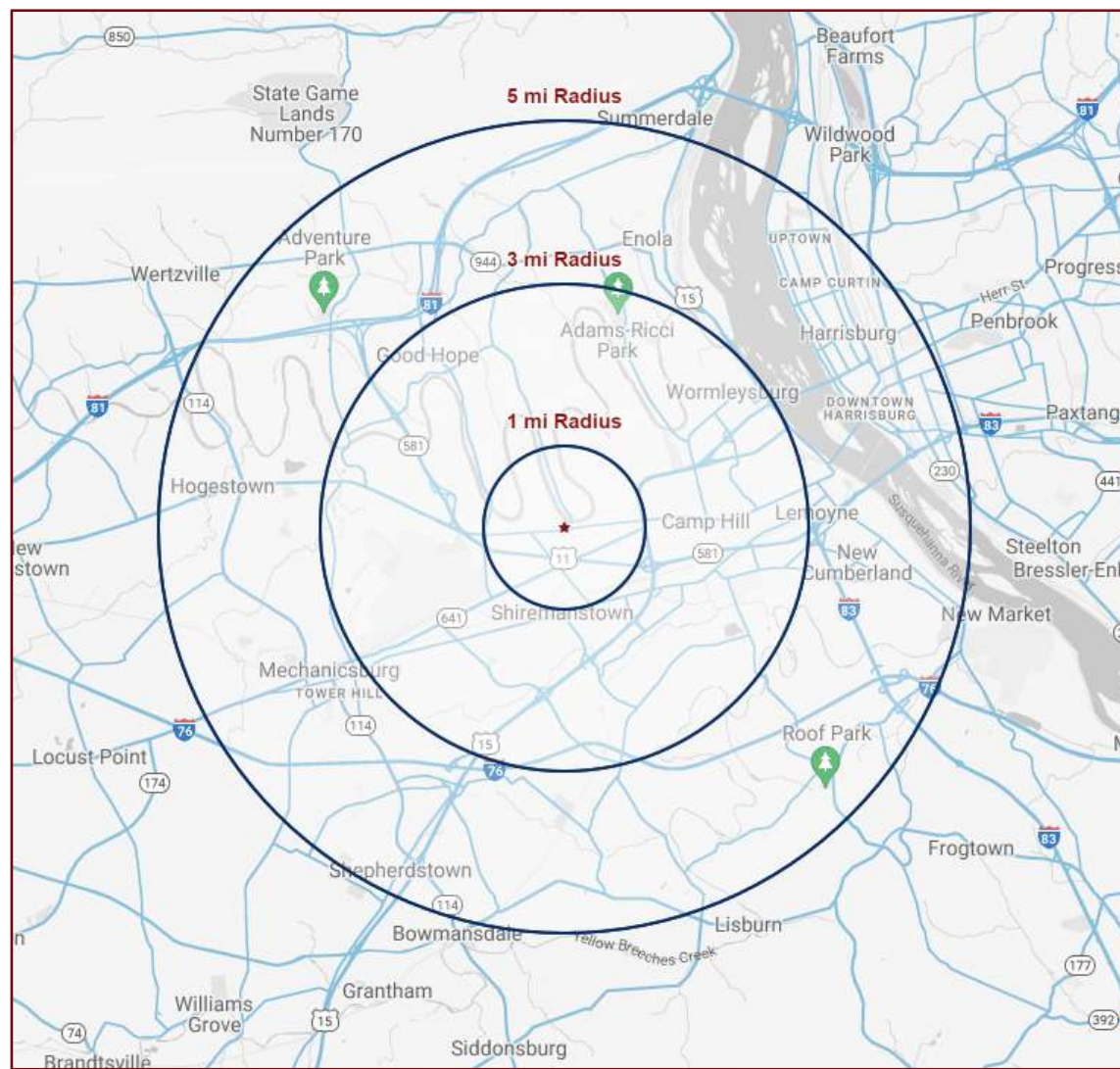
1 MILE	\$123,019
2 MILE	\$121,385
3 MILE	\$117,007

TOTAL BUSINESSES

1 MILE	685
2 MILE	3,722
3 MILE	7,756

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,013
2 MILE	50,416
3 MILE	116,090



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.