



CAMP HILL COMMONS

PREMIER RETAIL IN CAMP HILL, PA

63 ERFORD ROAD, CAMP HILL, PA

425 N 21ST STREET, CAMP HILL, PA 17011

CAMP HILL COMMONS

PRIME WEST SHORE RETAIL

63 ERFORD ROAD
CAMP HILL, PA



Offering Summary

LEASE AVAILABILITY

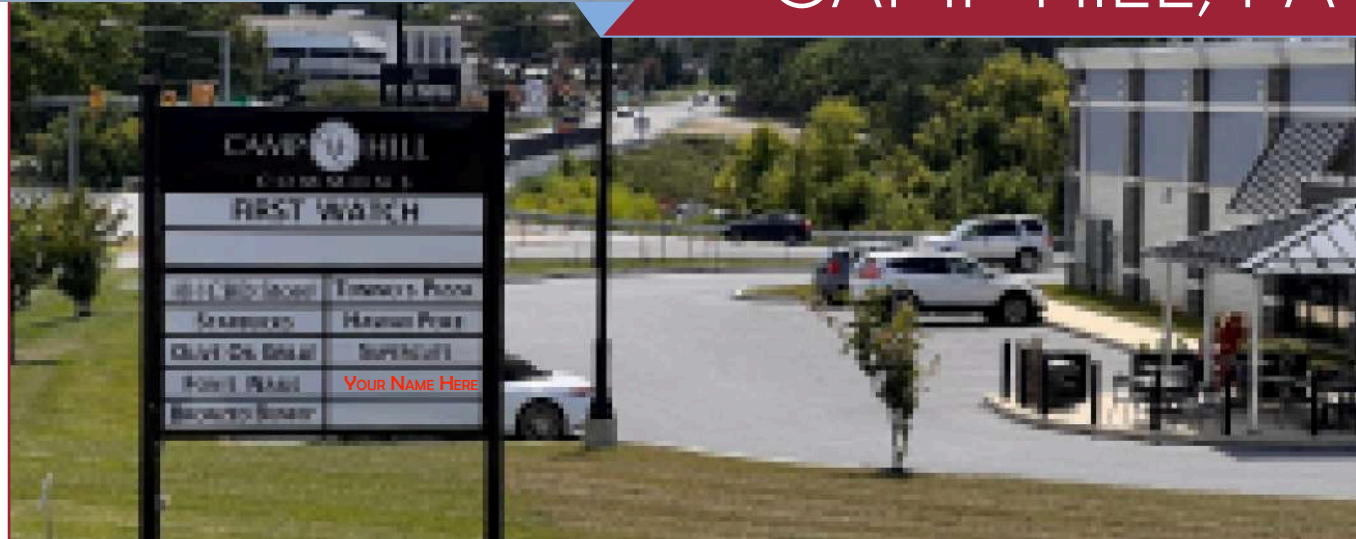
Lease Availability	1 Suite
Suite Type	Inline
Total SF Available	± 978 SF
Lease Rate	\$25 per SF/yr
CAM	\$9.00 per SF/Yr

LOCATION

Municipality	East Pennsboro Township
County	Cumberland County

ZONING

Zoning	OA - Office Apartment
Ideal Uses	Retail, Services, Fast Casual Dining



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present Camp Hill Commons, a prime retail opportunity located at 63 Erford Road, Camp Hill, PA. This center offers exceptional accessibility just off the Camp Hill Bypass and is minutes from downtown Harrisburg. The high-traffic location offers unmatched visibility and foot traffic, making it an ideal spot for a wide range of businesses. Camp Hill Commons is home to a dynamic mix of retailers. The surrounding area is bolstered by a strong daytime workforce from nearby businesses such as Penn State Health Holy Spirit Hospital, and Rite Aid Corporation. This provides a steady flow of potential customers, especially during peak lunch hours.

JOIN TENANTS:



STARBUCKS



Hawaii poke

MODEL BEHAVIOR

A BEAUTY BAR



PROPERTY HIGHLIGHTS

- Last unit available for lease. Prime inline suite ideal for boutiques and small retail shops
- Located in Camp Hill Commons, prime mixed-use development built in 2019
- Just off the Harvey Taylor Bridge Bypass / Camp Hill Bypass
- Easy access to both East Shore and West Shore markets

LANDMARK COMMERCIAL REALTY

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

(717) 731.1990 | WWW.LANDMARKCR.COM

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TCN
COMMERCIAL
REAL ESTATE SERVICES

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PROPERTY DETAILS

Building Size	± 7,700 SF
Lot Size	2.59 AC
Building Class	A
Tenancy	Multi
Occupancy	90%
Number of Floors	1
Restrooms	In-Unit
Year Built	2019

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Metal/Rubber
Power	100 Amp: 240 Volt
HVAC	In All Units
Parking	± 135 Spaces
Security	Per Unit/Tenant
Signage	Monument

MARKET DETAILS

Nearest Signalized Intersection	Erford Rd & Camp Hill Bypass
Traffic Count @ Intersection	13,117 ADT
Municipality	East Pennsboro Township
County	Cumberland County
Zoning	OA - Office Apartment
Ideal Users	Retail, Entertainment, QSR, Services, etc.

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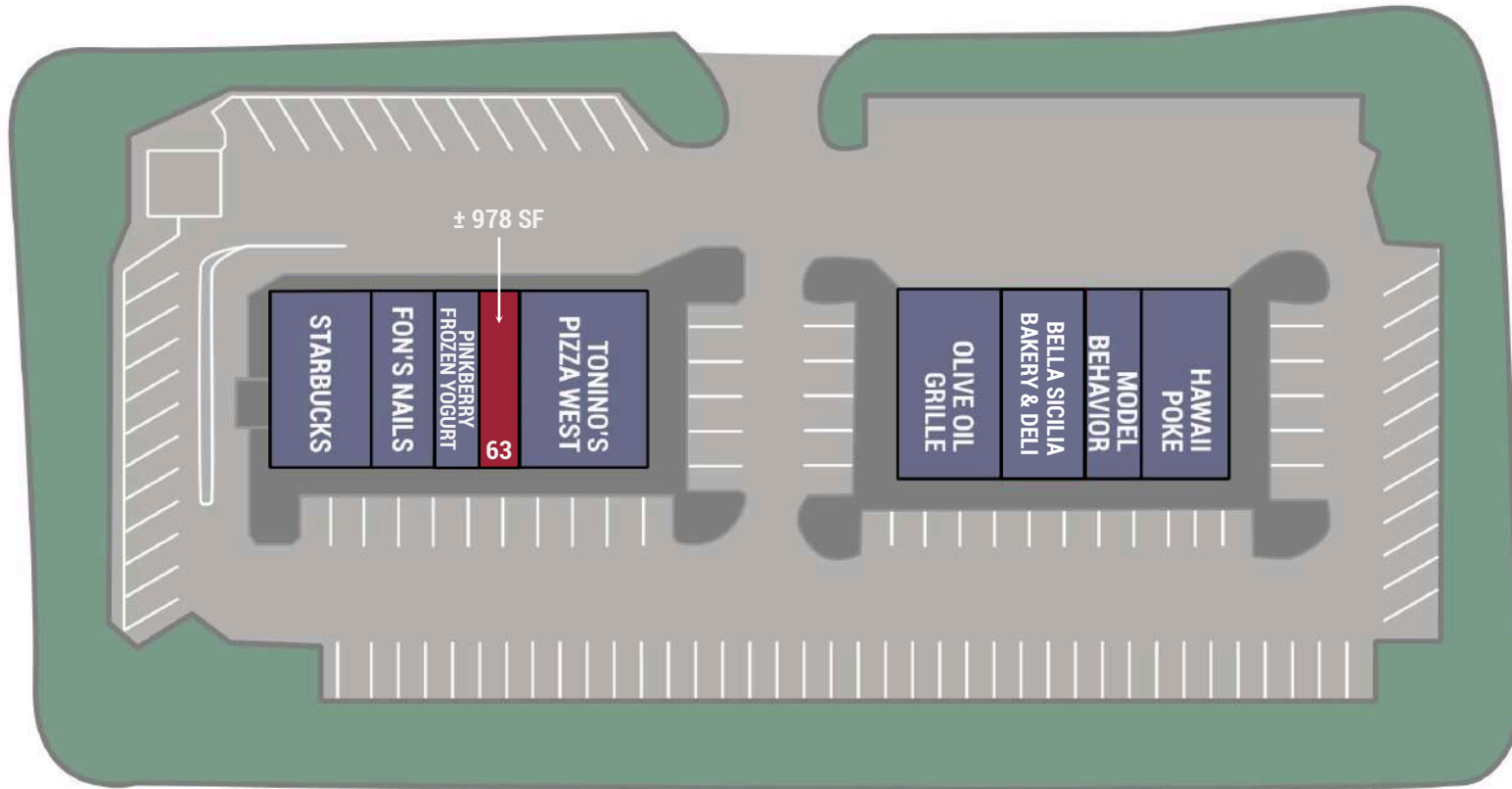


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Lease Availability



ERFORD ROAD

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
63 Erford	± 978 SF	NNN	\$25 per SF/Yr	Former Your CBD retail suite. Modern finishes, and bright lighting. Available for immediate occupancy.

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DEMOGRAPHICS

Population	7,639	64,732	181,331
Households	2,088	27,346	76,009
Average Household Income	\$83,779	\$116,883	\$104,834
Businesses	374	3,467	7,856
Employees	5,685	44,837	116,800

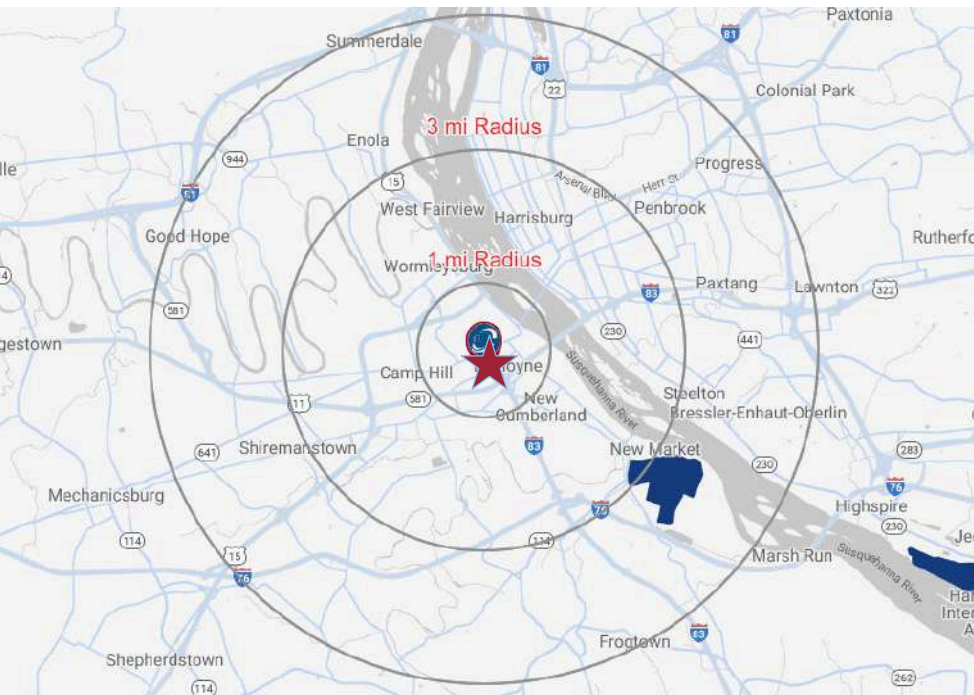
Demographics and Trade Area

Camp Hill, PA, is an ideal location for retail tenants, offering a strong mix of shopping, dining, and entertainment options. The area has a steadily growing population, with a mix of young professionals, families, and retirees, contributing to a diverse customer base. The median household income in the township is above the national average, indicating strong purchasing power among residents. Additionally, the township benefits from a well-educated population, with a significant percentage holding college degrees, which supports demand for a variety of retail, dining, and entertainment options.

The area's strategic location to the East and West Shores, all major transportation routes, along with proximity to the Pennsylvania Turnpike, ensures excellent accessibility. With a growing population, a business-friendly environment, and regular community events, Camp Hill provides a dynamic and supportive setting for retail businesses.

HIGHLIGHTS

- Minutes from Downtown Harrisburg & Camp Hill, Close to many Shopping, Dining & Entertainment Options
- Sits just off the highly trafficked Route 11/15, which serves as a major retail corridor
- Camp Hill features a growing population with strong demographics, including a well-educated workforce and affluent households
- The area boasts above-average household incomes, enhancing consumer purchasing power and making it an attractive location for retail businesses seeking a customer base with disposable income.



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