



St Johns Center

PROFESSIONAL OFFICE | RETAIL SUITES FOR LEASE

405-415 ST JOHNS CHURCH RD, CAMP HILL

425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990



ST JOHN'S CENTER

405-415 ST JOHNS CHURCH RD
CAMP HILL, PA

PROFESSIONAL OFFICE | RETAIL
SUITES FOR LEASE

Offering Summary

LEASE AVAILABILITY

Lease Availability	3 SUITES
Total SF Available	2,026 SF - 5,548 SF
Lease Rate	Negotiable
Lease Type	NNN
CAM	\$4.00 per SF/yr (approx)

LOCATION

Municipality	Hampden Township
County	Cumberland County

ZONING

Zoning	Commercial General
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PROPERTY OVERVIEW

Located in Hampden Township, 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.

Conveniently located off I-581 at Exit 4, the Center 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 all size businesses.

PROPERTY HIGHLIGHTS

- Zoning allows for retail, medical/dental, professional/personal services, health clubs & childcare
- Minutes from major highways,       
- Turnkey medical suites available immediately
- Suite 203 contains drive-in door access



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

C: 717.329.2313

LANDMARKCR.COM

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Property Details

Building Size	14,000 SF
Lot Size	5.02 AC
Building Class	A
Tenancy	Multi
Number of Floors	1
Restrooms	In-suite
Parking	In-Common 200 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	On Building & 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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LANDMARKCR.COM

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Lease Availability



SUITE	TENANT	SIZE
405 St Johns Church Road		
101 & 102	Kidz Kingdom	5,800 SF
103	Contractor's Company	2,550 SF
104	Available	2,575 SF
105 & 106	Available Mar. 1, 2026	3,328 SF (office) 2,200 SF (warehouse)
415 St Johns Church Road		
201	Available	2,026 SF
202	Leased	3,230 SF
203	Leased	2,590 SF
204	Leased	2,500 SF
205	International Flooring	1,900 SF

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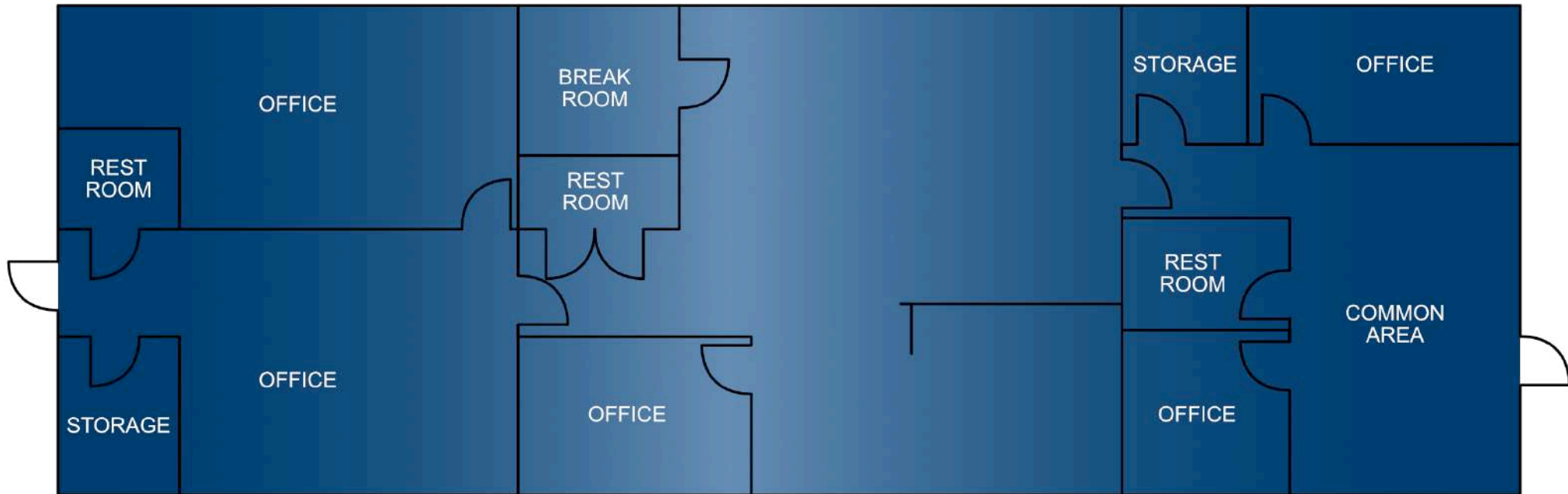
ST JOHN'S CENTER

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PROFESSIONAL OFFICE | RETAIL
SUITES FOR LEASE

405 St Johns Church Rd
Suite 104



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
104	2,575 SF	Negotiable	NNN	4.00 per SF	Beautiful Medical set up, former lab. Excellent condition

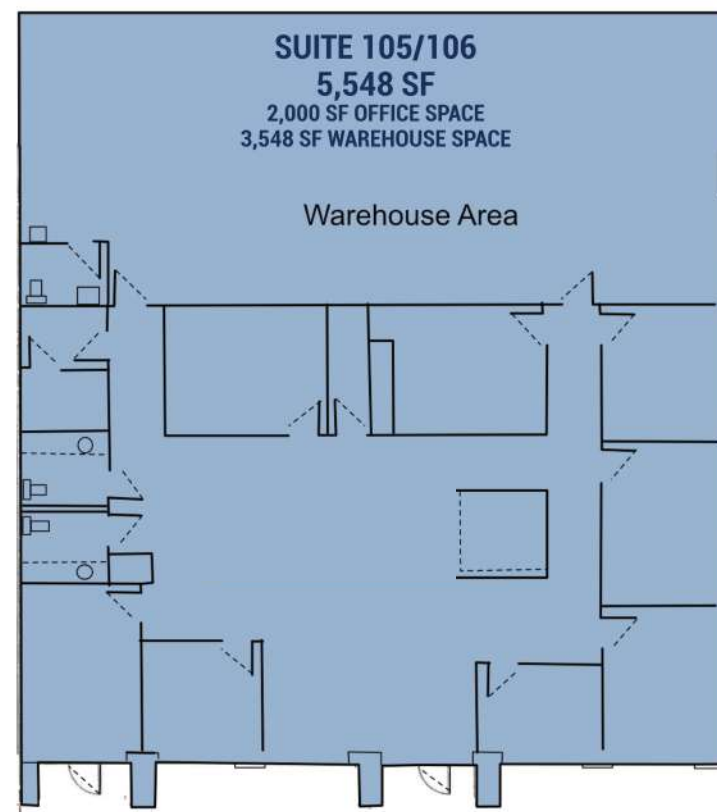


ST JOHN'S CENTER

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PROFESSIONAL OFFICE | RETAIL
SUITES FOR LEASE

405 St Johns Church Rd
Suite 105 & 106



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
105 & 106	5,548 SF 3,328 SF (office) 2,220 SF (warehouse)	Negotiable	NNN	4.00 per SF	Office Retail Warehouse with dock

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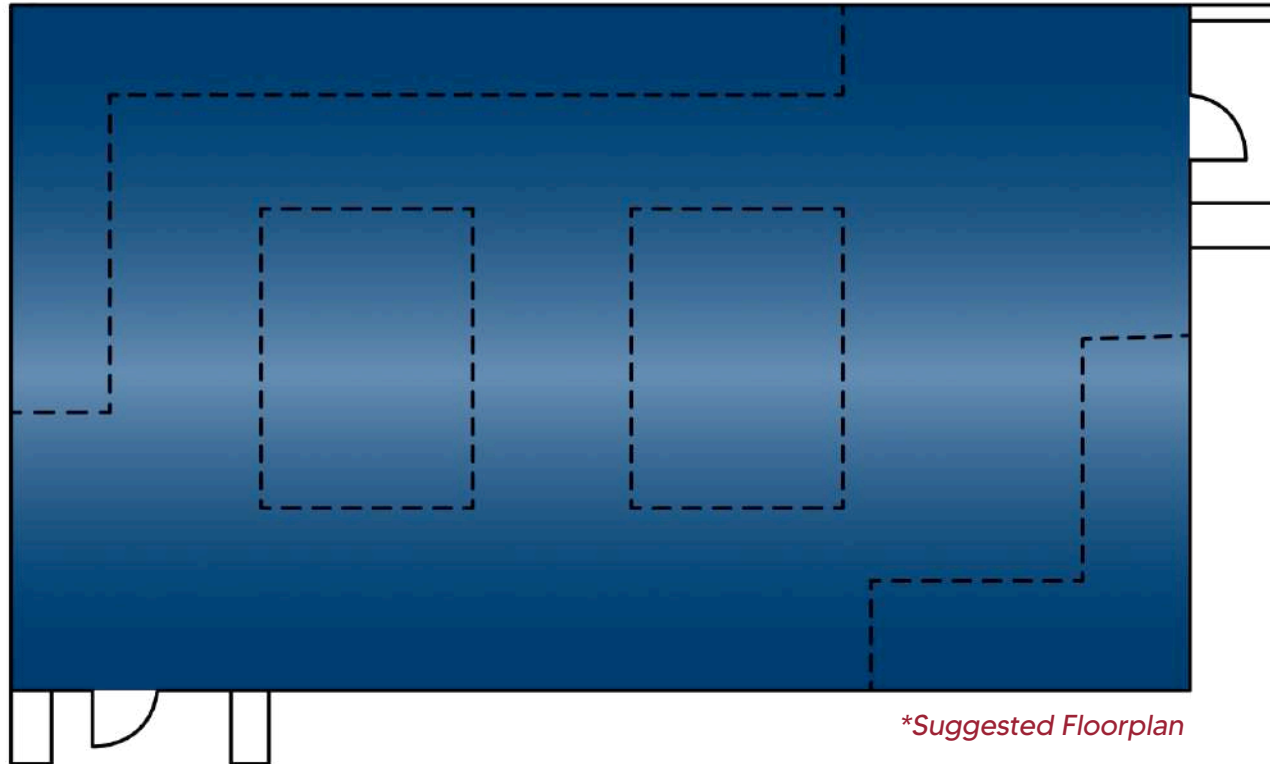
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PROFESSIONAL OFFICE | RETAIL
SUITES FOR LEASE

415 St Johns Church Rd
Suite 201



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
201	2,026 SF	Negotiable	NNN	4.00 per SF	Open space ready for finishing touches



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Available Spaces



405 - SUITE 104

2,575 SF

Negotiable

NNN

CAM \$4.00 per SF

Beautifully built-out medical suite in excellent condition, formerly used as a diagnostic lab. This turnkey, ready-to-use space features a functional layout ideal for a variety of medical or clinical uses. Clean and well-maintained, the suite offers a professional environment with existing infrastructure to support immediate occupancy.



415 - SUITE 201

2,026 SF

Negotiable

NNN

CAM \$4.00 per SF

Versatile suite offering a clean, adaptable layout ready for customization. This space provides a unique opportunity for professional users to design a workspace that fits specific operational needs. With ample natural light and functional infrastructure in place, it serves as a flexible canvas for office, studio, or administrative use.



405 - SUITE 105 & 106

5,548 SF

Negotiable

NNN

CAM \$4.00 per SF

Flexible space with 3,328 SF ideal for office, retail, or flex use, featuring a functional layout and drive-in door access. Ideal for users that require a combination of office & showroom space, storage, or 2,200 SF warehouse needs. The suite offers high visibility, practical loading capabilities, and adaptability for a variety of commercial users.

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Area



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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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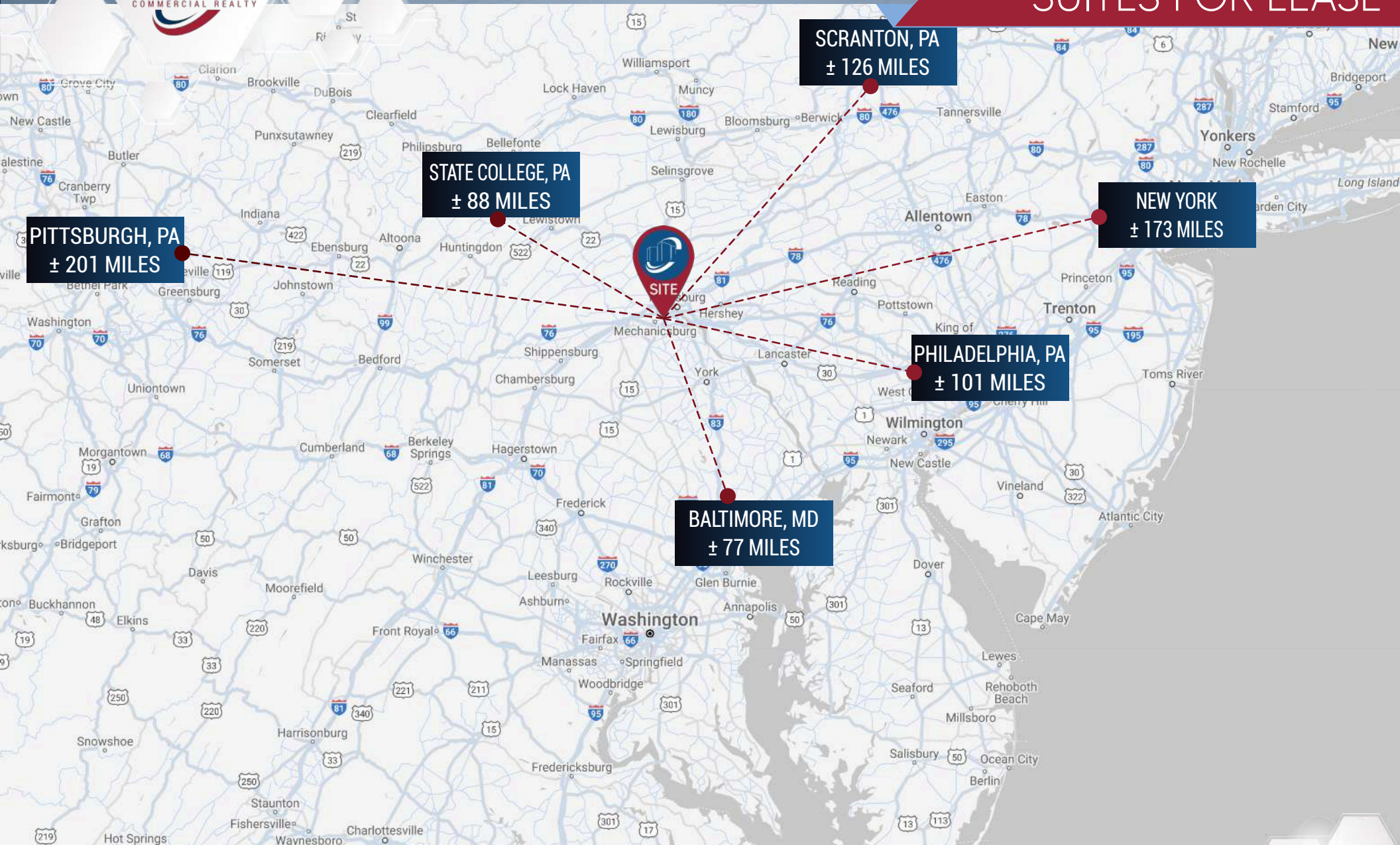
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