

110 S SPORTING HILL RD, MECHANICSBURG

**RETAIL SUITES
1,500 TO 3,350± SF**



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

AVAILABLE SPACE

1,500 to 3,350± SF of prime retail space ready for immediate occupancy. The 12,325± SF building features a brand-new façade, upgraded finishes, and 47± on-site parking spaces. Ideal for retailers, service providers, or boutique users seeking a location in an active commercial corridor.

	1,500±
Available SF	1,850±
	*can be combined for 3,350±
Lease Rate	\$20 - \$23/SF
Lease Term	NEGOTIABLE
Availability	IMMEDIATE

PROPERTY HIGHLIGHTS

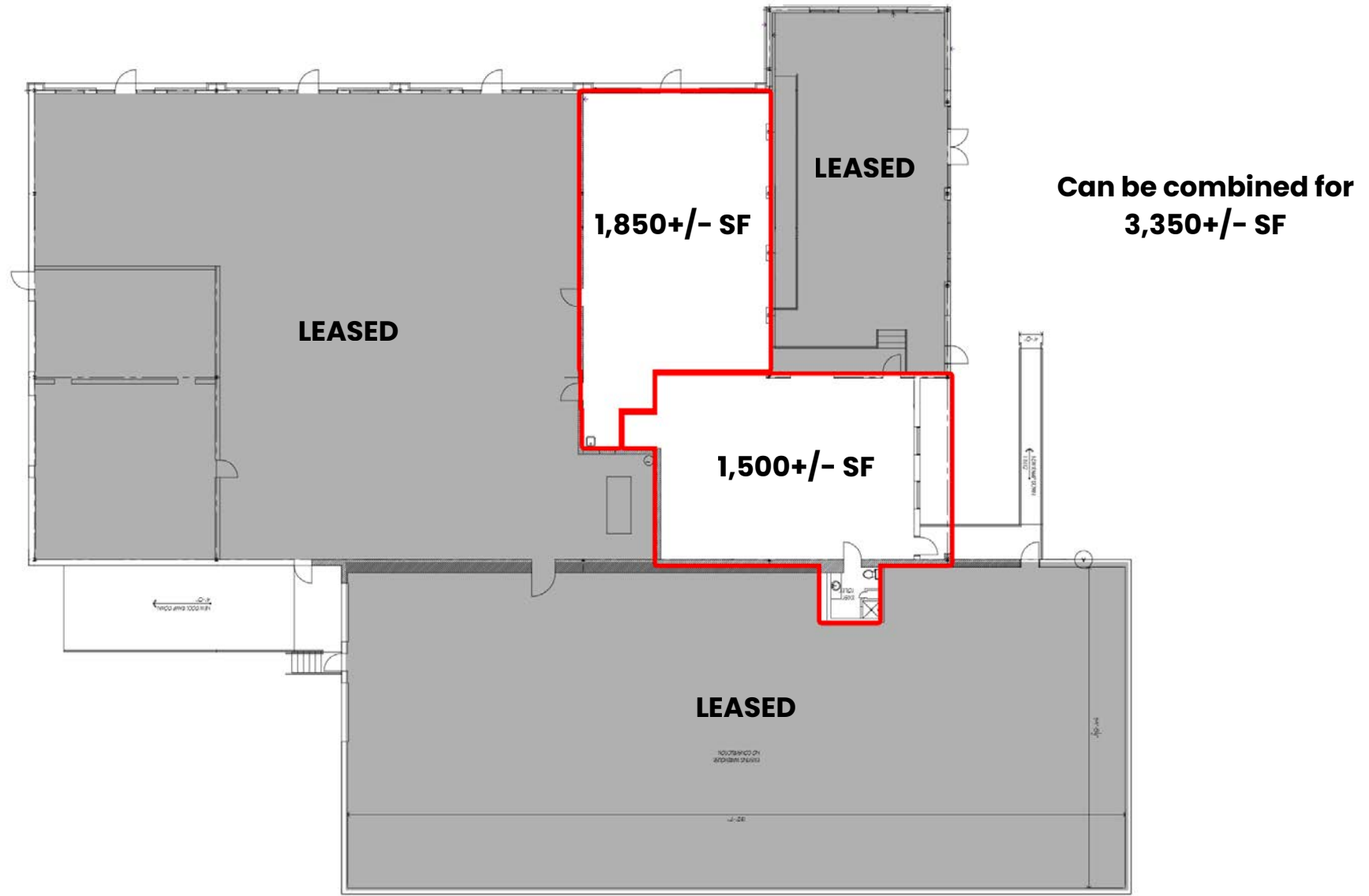
- Adjacent to Gilligan’s Restaurant and Hampden Centre, a 243,000 SF shopping center anchored by KARNs Food, Planet Fitness and AMC CLASSIC Hampden 8.
- Visible from the Carlisle Pike and PA-581

PROPERTY OVERVIEW

County	CUMBERLAND
Municipality	HAMPDEN TOWNSHIP
Zoning	CL - COMMERCIAL LIMITED
Construction	METAL & MASONRY
Year Constructed	2024
Ceiling Height	13'+ TO DECK
Heat/AC	YES
Signage	MONUMENT & BUILDING
Parking	47+/- SPACES

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

FLOOR PLAN



PLAN IS APPROXIMATE

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VICINITY MAP



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