



SHOPPES OF HAMPDEN

3608 - 3760 MARKET STREET, CAMP HILL, PA 17011

investment sale

LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com



Executive Summary

Landmark Commercial Realty is pleased to present a compelling retail investment opportunity located along the Market Street / Carlisle Pike Corridor in the heart of Camp Hill, one of Cumberland County's most established and sought-after commercial districts.

This offering combines stabilized in-place income with near-term leasing upside, providing investors with both immediate cash flow and value-enhancement potential in a proven retail location.

The Shoppes of Hampden is home to UPMC Children's Community Pediatrics, PA Fine Wine & Good Spirits, and Market on Market Café, a tenant mix that supports consistent daily traffic and long-term stability. With excellent visibility, ample parking, and flexible zoning, the asset is well positioned to attract continued tenant demand. Property also includes the newly renovated freestanding restaurant for additional cash flow.

This opportunity is ideally suited for investors seeking a durable retail asset with a solid income foundation and the ability to grow value over time in a supply-constrained Camp Hill submarket.

Executive Summary

Landmark Commercial Realty is pleased to present a Camp Hill retail opportunity offering stabilized income with leasing upside along the Market Street / Carlisle Pike Corridor. The offering includes the Shoppes of Hampden, a multi-tenant retail center with available vanilla-shell retail space, as well as the fully-leased free-standing restaurant, which underwent a full renovation in 2025.

Property Highlights

- 100% Occupied multi-tenant retail center
- Leased freestanding restaurant providing additional stabilized income
- Recent improvements and flexible suite configurations
- Ample, in-common parking
- Pylon and storefront signage opportunities
- Commercial Limited zoning

Investment Highlights

- Immediate cash flow with built-in leasing upside
- Established neighborhood retail format
- Strong daily-use tenant mix
- Opportunity to grow NOI without heavy capital investment
- Durable Camp Hill location with long-term demand

Property Overview

3700 Market Street	± 27,579 SF Multi-tenant Retail
3608 Market Street	3,415 SF fully-leased restaurant
Sale Price	\$7,200,000
Property Taxes (2025)	\$54,000 (most leases are NNN)
APN	10-21-0275 -075, -093, -094

Tenants

UPMC
LIFE CHANGING MEDICINE

FINE WINE & GOOD SPIRITS

MARKET



PROFORMA

TENANT	INCOME	OPERATING COSTS	EXPENSE
UPMC	\$184,473	MANAGEMENT (5%)	\$24,918
PLCB (Fine Wine & Good Spirits)	\$103,980	MAINTENANCE (5%)	\$24,918
THE MARKET	\$40,438	TAXES (Shoppes of Hampden RETAIL) ¹	\$46,107
EL OLA MEDITERRANEAN LLC	\$36,000	TAXES (3608-Camp Hill Diner) ²	\$7,511
ELEMENTS HAIROLOGY	\$40,699	INSURANCE (Shoppes of Hampden RETAIL) ³	TBD
CAMP HILL DINER	\$84,000	INSURANCE (3608-Camp Hill Diner) ⁴	\$3,500
Under lease (proposed)	\$35,000	WATER	\$0
		SEWER	\$0
GROSS INCOME	\$520,590		
VACANCY (5%)	(\$26,230)		
EFFECTIVE INCOME	\$498,360		
TOTAL EXPENSES	(\$106,954)		
TENANT REIMBURSEMENTS	\$46,107		
NET OPERATING INCOME	\$437,513		

¹ All leases are NNN with tenant reimbursing Landlord

² Landlord responsible for taxes

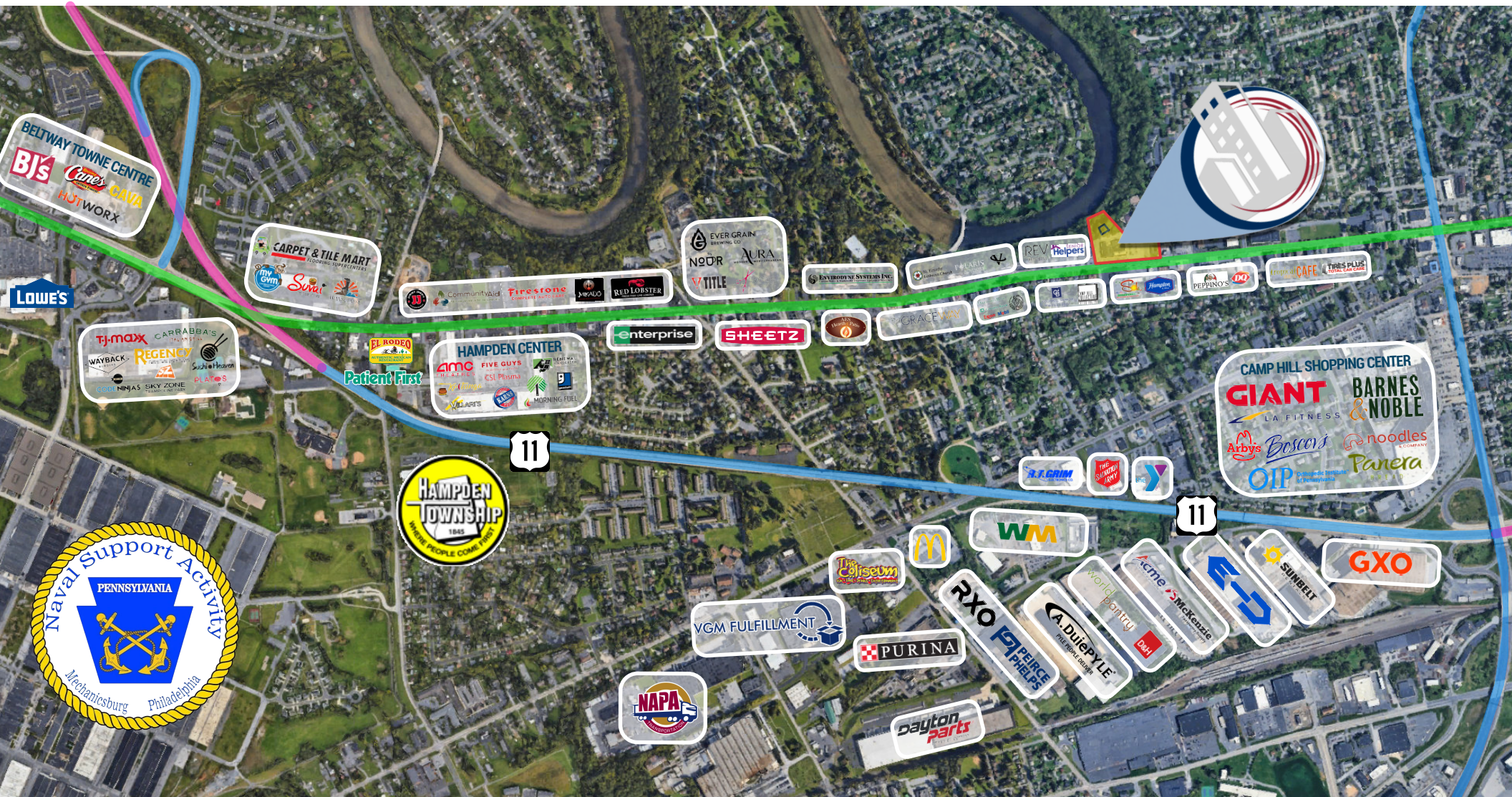
³ All leases (Except LCB) should be paying insurance.

⁴ Landlord responsible for insurance

3608 - 3730 Market Street, Camp Hill
Shoppes of Hampden Investment Opportunity



LOCATION



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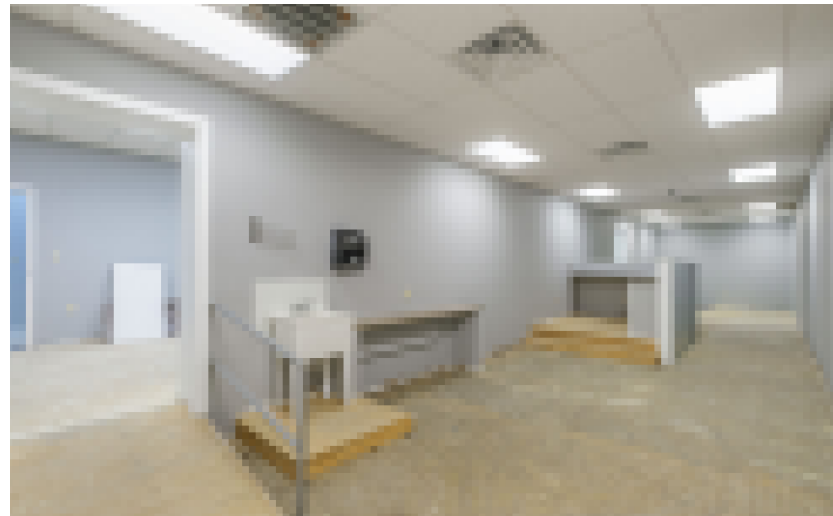
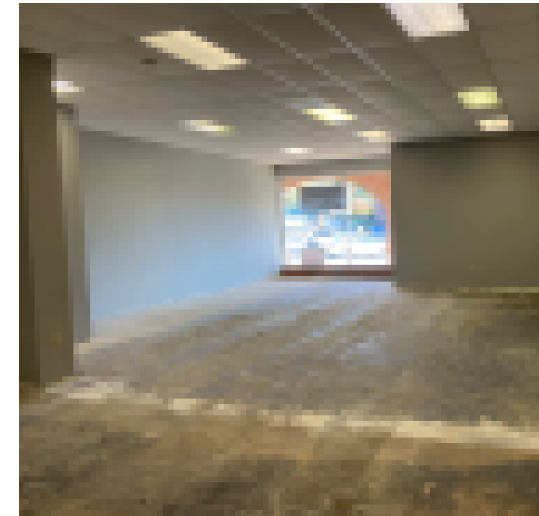
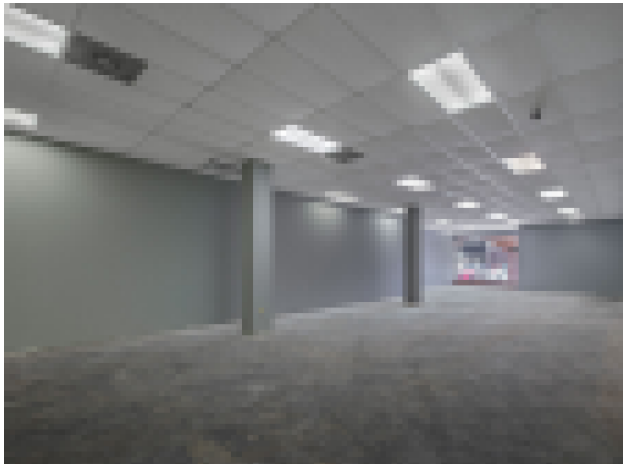
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TCN
WORLDWIDE
REAL ESTATE SERVICES



INTERIOR IMAGES





DEMOGRAPHICS

Population	7,765	69,083	185,513
Households	3,280	28,951	77,817
Average Household Income	\$124,744	\$117,509	\$108,913
Businesses	648	3,652	8,001
Employees	6,138	48,289	120,394



LOCATION & DEMOGRAPHICS

Hampden Township, PA, is a vibrant area that offers an ideal environment for commercial tenants, particularly along the Market Street and Carlisle Pike retail corridor. This area is a key retail destination in the region, drawing shoppers with its mix of big-box retailers, specialty shops, and a wide range of dining options. The presence of popular stores like Walmart, Target, and Home Depot makes this corridor a go-to shopping destination. Dining options are equally diverse, ranging from fast-casual spots to upscale restaurants, ensuring there's something for every taste.

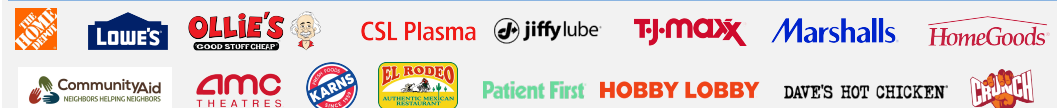
The entertainment scene in and around Hampden Township is another draw, with nearby attractions like movie theaters, bowling alleys, and recreational centers adding to the area's appeal. Regular community events also help maintain a steady flow of visitors, making it a lively spot for retail businesses.

Hampden Township is strategically located near major highways, including I-81 and US-11/15, providing excellent connectivity to surrounding areas. Public transportation options further enhance the convenience for both customers and employees.

HIGHLIGHTS

- Growing population and strong income base, offering a solid customer market.
- Close proximity to Harrisburg, providing easy access to a larger metro area.
- Ongoing development along Carlisle Pike, which continues to enhance the retail experience.

MAJOR RETAILERS ON THE CARLISLE PIKE





ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies
- Demographic Analysis

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CARLISLE

STATE COLLEGE

YORK

ALLENTOWN

GETTYSBURG

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LEBANON

HAGERSTOWN

LANCASTER

CHAMBERSBURG

HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



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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.