

**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

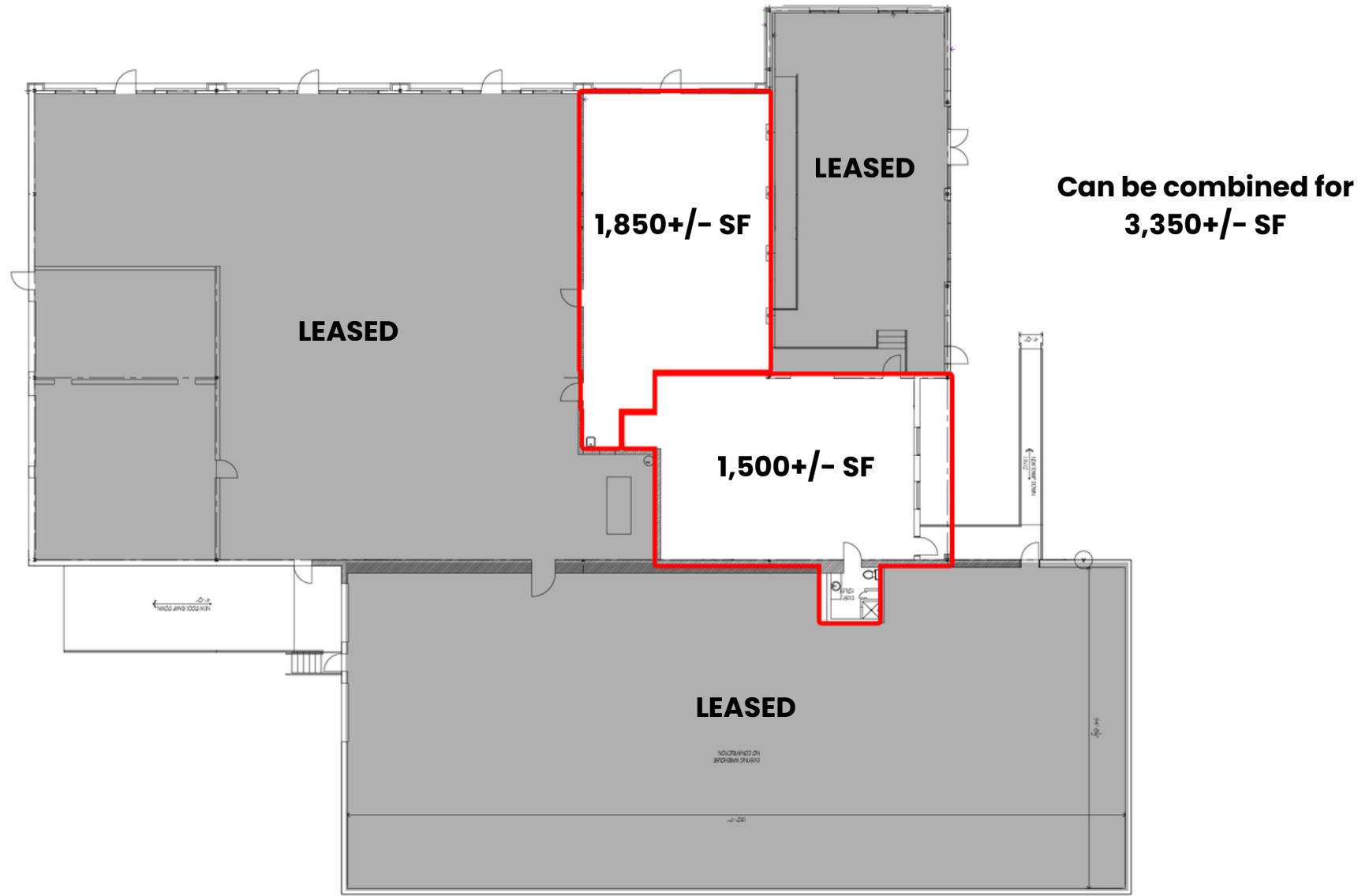
- Adjacent to Gilligan’s Restaurant and Hampden Centre, a 243,000+/- SF shopping center anchored by KARNS Food, Planet Fitness and AMC CLASSIC Hampden 8.
- Visible from the Carlisle Pike and PA-581

PROPERTY OVERVIEW

|                   |                                         |
|-------------------|-----------------------------------------|
| County            | CUMBERLAND                              |
| Municipality      | HAMPDEN TOWNSHIP                        |
| Zoning            | CL - COMMERCIAL LIMITED                 |
| Lot Size          | 1.53+/- ACRES                           |
| Construction      | METAL & MASONRY                         |
| Year Constructed  | 2024                                    |
| Number of Floors  | 1                                       |
| Ceiling Height    | 13'+ TO DECK                            |
| Heat/AC           | YES                                     |
| Electric Supplier | PPL                                     |
| Signage           | MONUMENT & BUILDING                     |
| Parking           | 47+/- SPACES                            |
| Flood Zone        | ZONE X - "AREA OF MINIMAL FLOOD HAZARD" |

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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