

For Lease

Retail Property

\$17.00 SF/yr



4407 Carlisle Pike

4407 Carlisle Pike
Camp Hill, Pennsylvania 17011

Property Highlights

- Turn-key 1,000 SF hair salon suite available
- Convenient location on busy Carlisle Pike
- Signage available on street and above entrance
- Zoned C-L Commercial Limited

Property Description

Turn-key hair salon space in a small strip center at a convenient location with signage on busy Carlisle Pike.



For more information

Daniel J. Alderman

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB024320A

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Lemoyne, PA 17043
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Central PA Retail Lease

RL19048

4407 Carlisle Pike, Camp Hill, PA 17011

**Cumberland County
Hampden Township**

Turn-key hair salon space in a convenient location with signage on busy Carlisle Pike.



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	1,000 SF
Min Contiguous SF	1,000 SF
Max Contiguous SF	1,000 SF
Availability	Immediately
Rooms & Sizes	See attached plan

Building Information

Total Bldg Sq Ft	12,108 SF
Renovation Year	2019
Construction	Brick
Year Constructed	1971
Basement	None
Restrooms	One
Reinforcement Method	Concrete - steel
No. Of Floors	One

Ceiling Height	9' +/-
Sprinklers	None
Electrical Capacity	200 amps
HVAC	Gas and electric
Roof	Rubber
Ceiling Type	2x4 acoustical tile
Walls	To be drywall
Floor Type	Carpet over concrete
Lighting	Fluorescent
Business ID Sign	On street and above entrance

Land Information

Tax Parcel #	10-21-0277-091
Acres	1.140 AC
Sq. Ft.	49,658.4 SF
Frontage	125' on Carlisle Pike
Dimensions	125' x 400'
Fencing	None
Parking	In common area with other tenants
Topography	Flat

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	C-L Commercial Limited; permits personal services, finance agencies, bakery, retail, etc.

Retail Information

Demographics				
Radius	Population	Households	Household Income	
1	7,143	3,260	\$85,366	
3	66,871	27,592	\$93,895	
5	154,811	65,775	\$87,035	

Traffic Count	Average Daily Traffic (ADT) on Carlisle Pike - 14,921 (both directions)
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Leasing Information

Price per SF	\$17.00
Monthly Payments	\$1,416.66
Annual Rent	\$17,000.00
Rentable or Useable	Rentable
Real Estate Taxes	\$1.16/SF
Insurance	\$0.53/SF
Finish Allowance	To be determined
Lease Term	Three or more years
Options	Yes
Possession	Upon execution of lease contract
Building Hours	Unlimited
Security Deposit	Equal to one month's rent
CAM	\$2.75/SF
Additional Info	Water - \$0.04/SF, sewer - \$0.10/SF, snow - \$0.42/SF, lawn - \$0.16/SF, trash - \$0.03/SF

**Landlord/Tenant
Service
Responsibilities**

Heat: Tenant
Trash Removal: Tenant
Insurance: Tenant

Taxes: Tenant
Electric: Tenant
Janitorial: Tenant

Air Conditioning: Tenant
HVAC Repairs: Tenant
Interior Repairs: Tenant
Water & Sewer: Tenant
Supplies: Tenant

Structural Repairs: Landlord
Parking Lot Maint: Tenant
Light bulbs: Tenant
Plumbing Repairs: Tenant
Roof Repairs: Landlord

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Additional Photos



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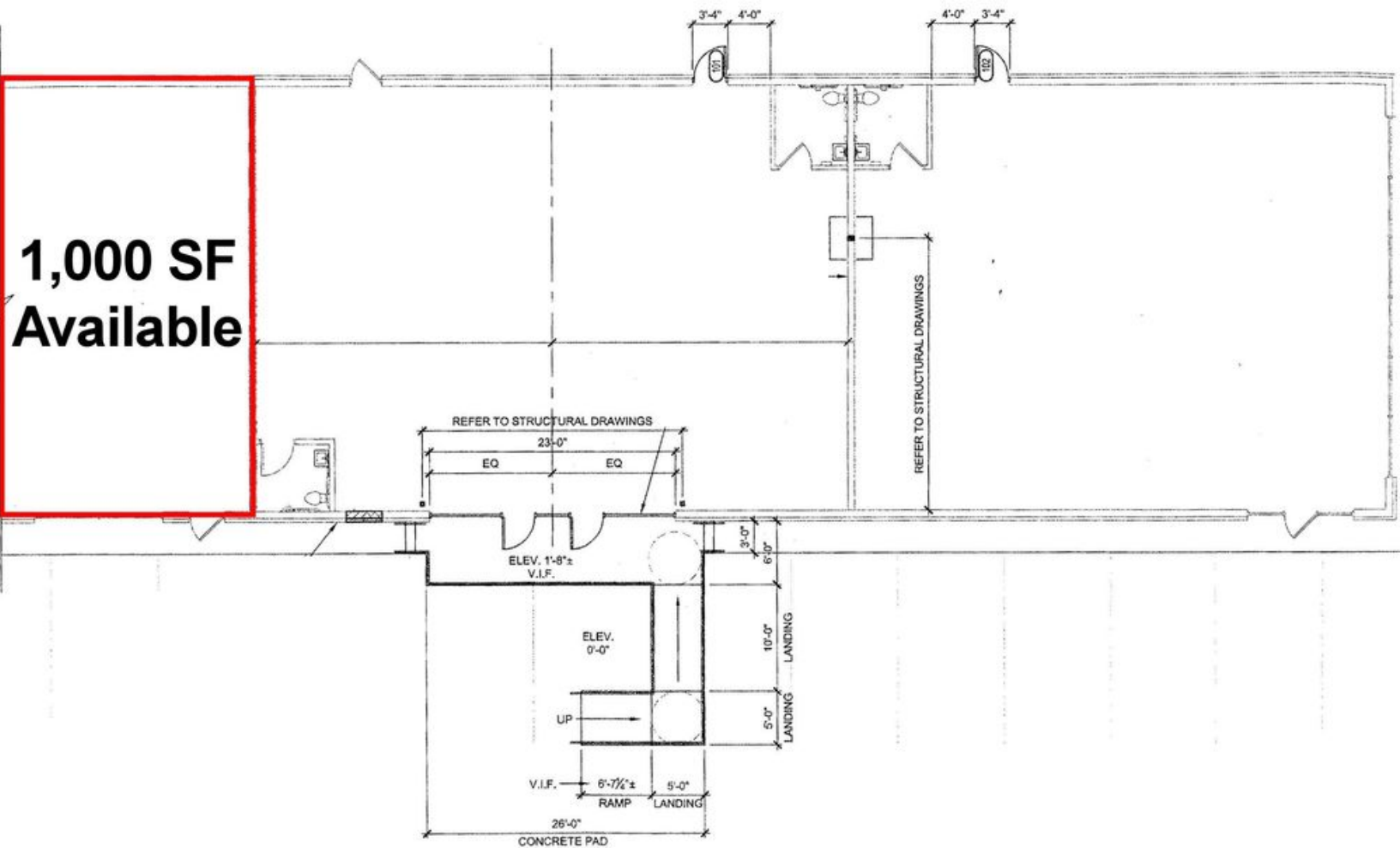
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Floor Plan

**1,000 SF
Available**



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