

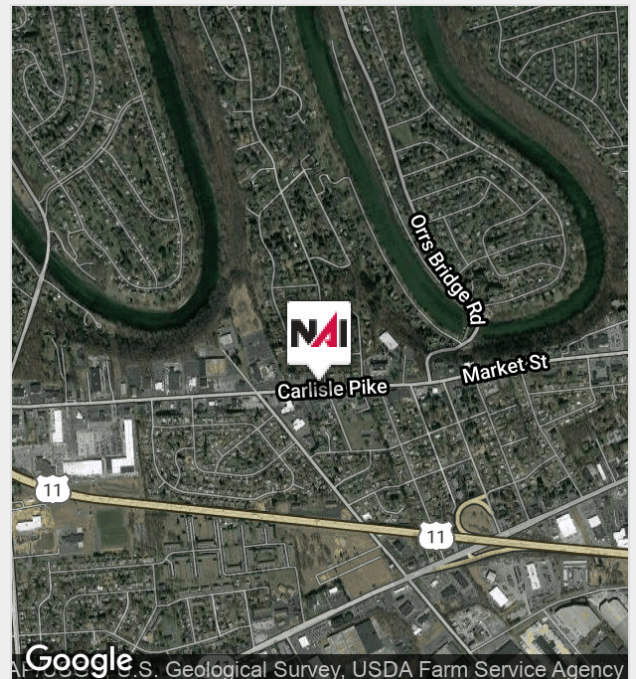


## 4401 Carlisle Pike

4401 Carlisle Pike, Camp Hill, Pennsylvania 17011

### Property Features

- 950 SF (side) suite for lease at St. John's Place
- Freshly painted and ready for new flooring in suite H (side)
- Established neighborhood center with many long-term tenants
- Average daily traffic on Carlisle Pike - 14,921
- Available immediately



For more information:

**Daniel J. Alderman**

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## Central PA Retail Lease

RL18077

4401 Carlisle Pike, Camp Hill, PA 17011  
St. John's Place

Cumberland County  
Hampden Township

Established neighborhood center, with many long term tenants, on busy Carlisle Pike corridor.



## Contact Information

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717-761-5070 ext. 132

## Availability Information

Sq Ft Available	950 SF
Min Contiguous SF	950 SF
Max Contiguous SF	950 SF
Availability	Immediately
Space Available	Suite H - 950 SF (side)

## Building Information

Total Bldg Sq Ft	12,000 SF
Construction	Masonry
Year Constructed	1988
Basement	No
Restrooms	One per suite
Reinforcement Method	Slab
No. Of Floors	One
Ceiling Height	11'
Electrical Capacity	200 Amp service per suite
HVAC	Gas FHA; central air
Roof	Rubber
Ceiling Type	Suspended
Walls	Drywall
Floor Type	Concrete
Lighting	Fluorescent
Business ID Sign	Yes; box sign above door

## Land Information

Tax Parcel #	10-21-0277-089
Acres	1.430 AC
Sq. Ft.	62,290.8 SF

Frontage	236' on Carlisle Pike
Dimensions	Irregular
Parking	In common
Topography	Level

## Utilities & Zoning Information

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Water	Public
Sewer	Public
Gas	Available
Zoning	C-L Commercial Limited; permits personal services, commercial uses, studios, office, etc.

## Retail Information

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### Demographics

Radius	Population	Households	Household Income
1	7,550	3,434	\$85,483
3	67,308	27,823	\$93,802
5	155,636	66,058	\$86,842

Traffic Count                      Average daily traffic on Carlisle Pike - 14,921 (both directions)

## Leasing Information

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Price per SF	\$14.00	
Monthly Payments	Suite H - \$1,108.33	
Annual Rent	Suite H - \$13,300.00	
Rentable or Useable	Rentable	
Real Estate Taxes	By tenant	
Lease Term	Three or more years	
Options	Negotiable	
Escalation	Negotiable	
Possession	Upon execution of lease contract	
Security Deposit	Equal to three month's rent	
CAM	*\$3.50/SF	
Additional Info	*CAM includes; insurance, taxes, and parking lot maintenance	
Landlord/Tenant Service Responsibilities	<b>Heat:</b> Tenant <b>Trash Removal:</b> Tenant <b>Insurance:</b> Landlord <b>Air Conditioning:</b> Tenant <b>HVAC Repairs:</b> Tenant <b>Interior Repairs:</b> Tenant <b>Water &amp; Sewer:</b> * <b>Supplies:</b> Tenant	<b>Taxes:</b> Landlord <b>Electric:</b> Tenant <b>Janitorial:</b> Tenant <b>Structural Repairs:</b> Landlord <b>Parking Lot Maint:</b> Landlord <b>Light bulbs:</b> Tenant <b>Plumbing Repairs:</b> Tenant <b>Roof Repairs:</b> Landlord

\*Water - Tenant  
 \*Sewer - \$.50/SF is collected by Landlord

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.
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For Lease

# Retail

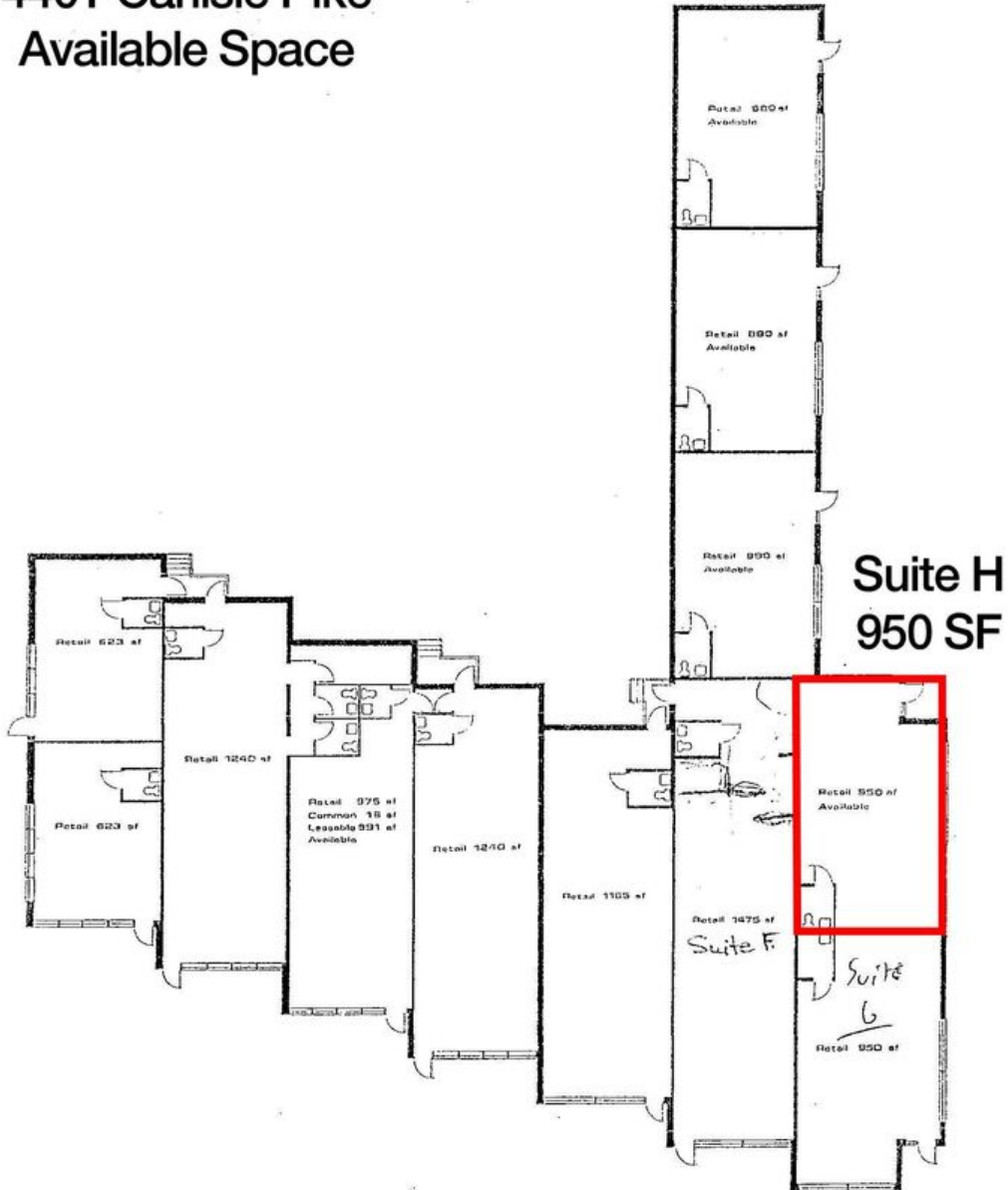


Suite H

For Lease

# Retail

## 4401 Carlisle Pike Available Space



Floor Plan

### St. John's Place

FLOOR PLAN