



## 3800 Market Street

Camp Hill, Pennsylvania 17011

### Property Features

- 5,000 SF Garden level space available with open floor plan
- Renovated bathrooms and common area
- Recently repaved parking lot
- Signage on Carlisle Pike
- New major retailers and office users



For more information:

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For Lease

# Office



## Property Summary

Available SF:	5,000 SF
Lease Rate:	\$10.95 SF/yr (Gross)
Lot Size:	1.0 Acres
Building Size:	18,708 SF
Building Class:	B
Ceiling Height:	8 ft
Year Built:	1990
Renovated:	2012
Zoning:	Commercial Limited (CL)

## Property Overview

Office space located on the Garden level of a recently renovated office building. Property is centrally located on the Carlisle Pike between Mechanicsburg and Camp Hill. Recently repaved parking lot with renovated common areas, bathrooms and suites.

## Location Overview

Property is located on highly traveled Carlisle Pike in Camp Hill. Located right in the middle off the retail and residential corridor of Mechanicsburg and Camp Hill.

## Site Information

<b>PROPERTY ADDRESS:</b>	3800 Market Street, Camp Hill, PA 17011
<b>APN:</b>	10-21-0275-098
<b>TOWNSHIP:</b>	Hampden Township
<b>ZONING DESCRIPTION:</b>	Commercial Limited (CL)
<b>EXTERIOR DESCRIPTION:</b>	Signage Available

## Building Information

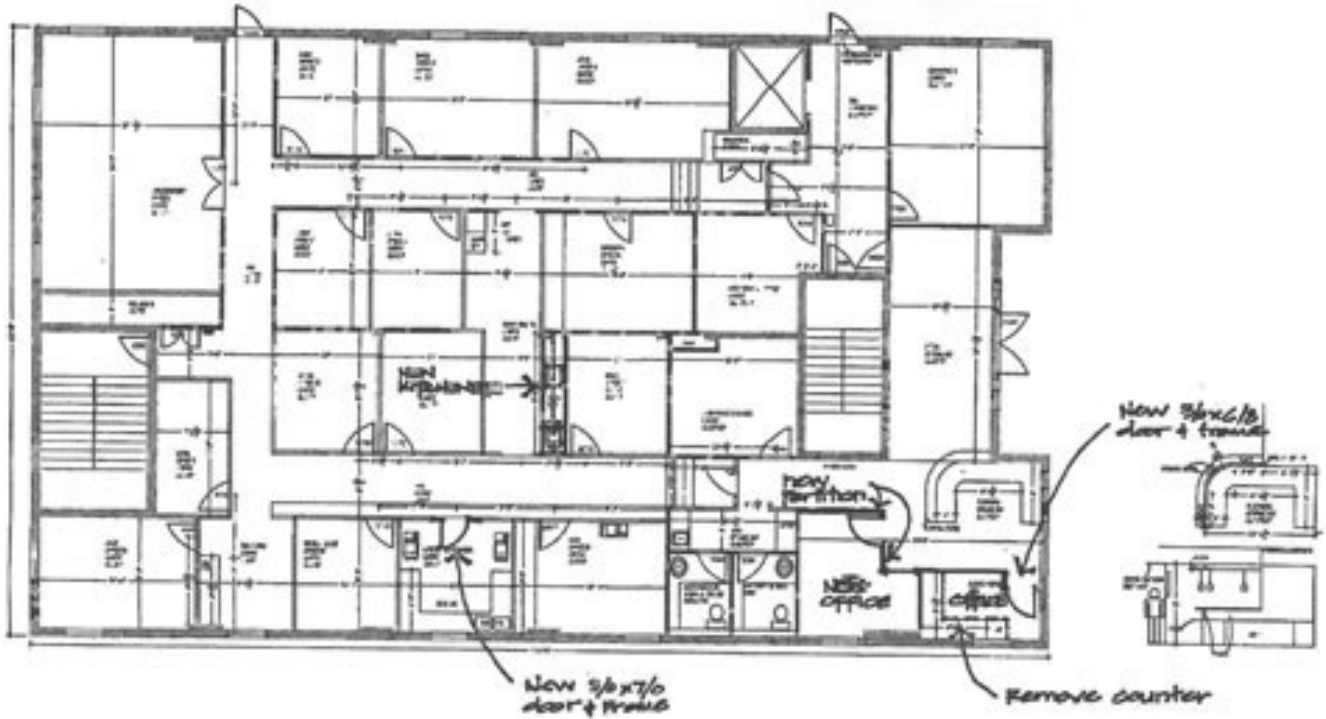
<b>CONSTRUCTION DESCRIPTION:</b>	Masonry, brick
<b>ROOF:</b>	Flat and gable with rubber and asphalt shingle covering
<b>CEILING:</b>	8' - 10'
<b>WALLS:</b>	Drywall
<b>FLOOR COVERINGS:</b>	Carpet
<b>RESTROOMS:</b>	Men's and Women's on each floor
<b>HVAC:</b>	Gas heat, electric air conditioning
<b>CORRIDORS</b>	Center hallway on both floors
<b>LOAD FACTOR:</b>	Yes
<b>ELEVATORS</b>	Entryway of building
<b>HANDICAP ACCESS:</b>	Yes
<b>OCCUPANCY %:</b>	80.0%
<b>NO. FLOORS:</b>	2
<b>BUILDING CLASS:</b>	B
<b>AMENITIES:</b>	Building is in close proximity to major retailers and lots of nice restaurants.

## Lease Information:

<b>SPACE SIZE:</b>	5,000 SF
<b>MIN DIVISIBLE:</b>	5,000 SF
<b>MAX DIVISIBLE:</b>	5,000 SF
<b>LEASE RATE:</b>	\$10.95 SF/yr
<b>LEASE TYPE:</b>	Gross
<b>LEASE TERMS:</b>	36 months
<b>TENANT RESPONSIBILITIES:</b>	Supplies, Janitorial
<b>LANDLORD RESPONSIBILITIES:</b>	Heat, Trash Removal, Insurance, Air Conditioning, HVAC Repairs, Interior Repairs, Water & Sewer, Taxes, Electric, Structural Repairs, Parking Lot Maintenance, Lightbulbs, Plumbing Repairs, Roof Repairs

For Lease

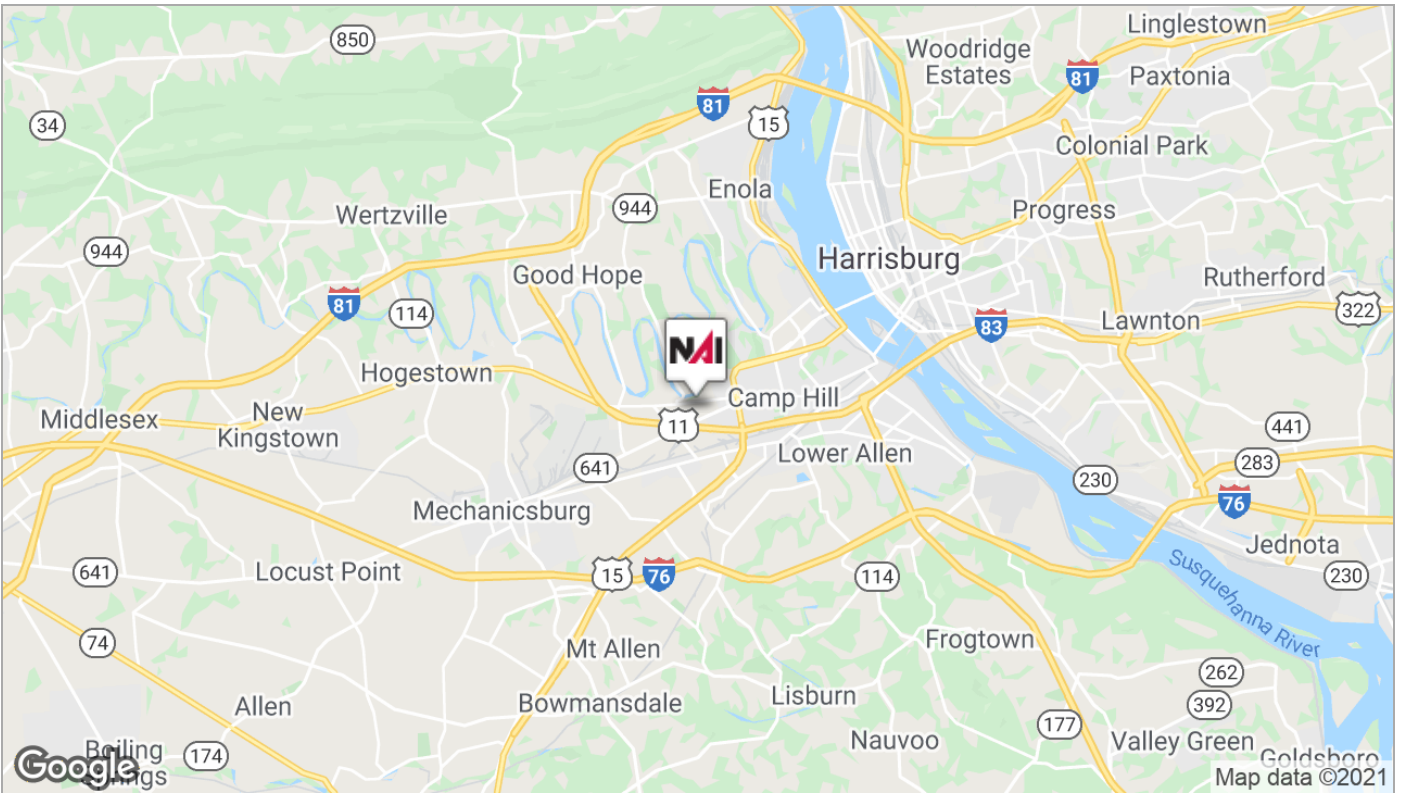
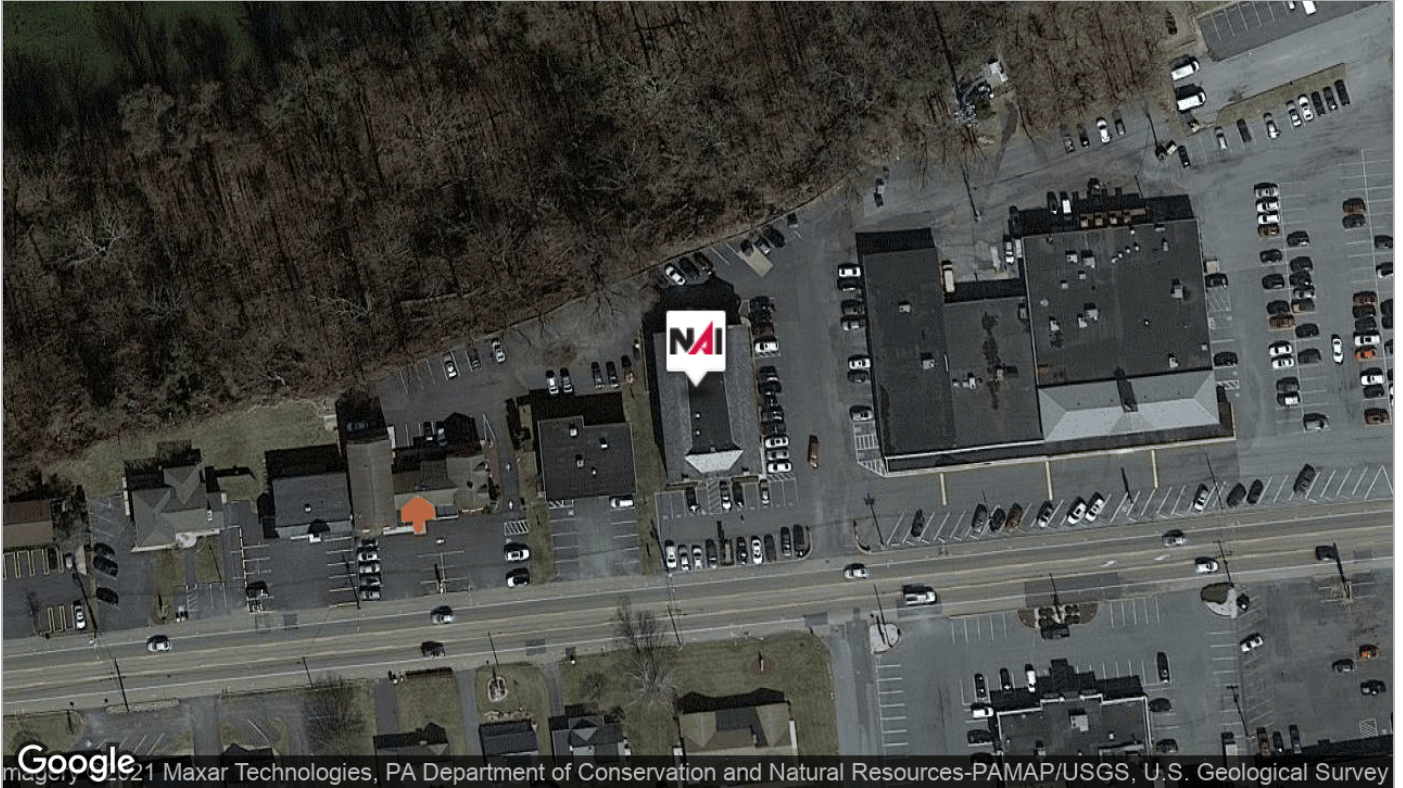
# Office



SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Garden Level	Garden Level		\$10.95 SF/YR	Gross	5,000 SF	VACANT

For Lease

# Office



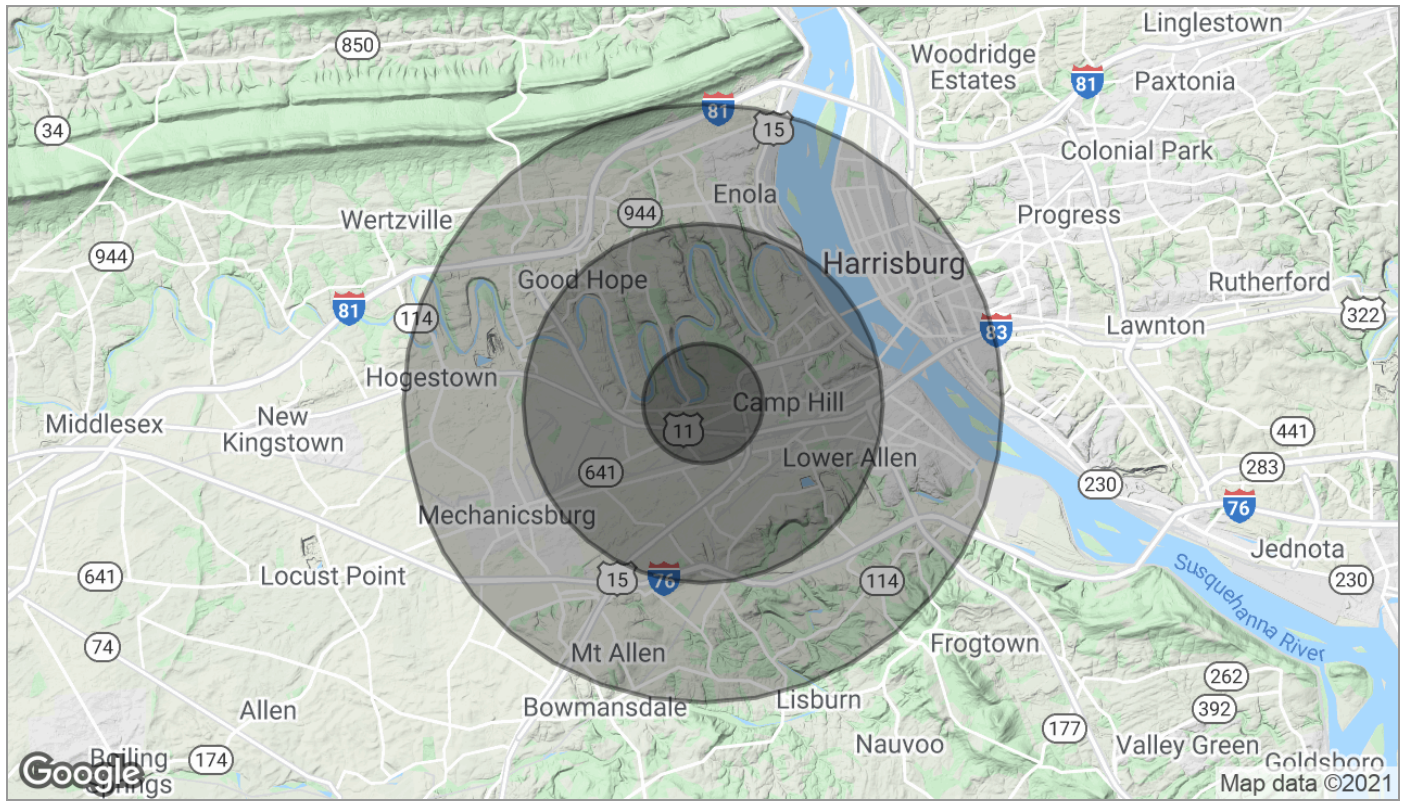
NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | +1 717 761 5070 x154

[naicir.com](http://naicir.com)

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB024320A

For Lease

# Office



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	7,254	60,719	154,293
MEDIAN AGE	41.8	42.6	40.7
MEDIAN AGE (MALE)	38.1	39.6	38.7
MEDIAN AGE (FEMALE)	46.3	43.7	41.6
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	3,319	25,773	66,756
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$78,452	\$79,494	\$72,135
AVERAGE HOUSE VALUE	\$203,772	\$194,514	\$183,826
<b>Race</b>			
% WHITE	92.9%	89.2%	83.0%
% BLACK	1.3%	4.3%	10.6%
% ASIAN	4.3%	4.7%	3.6%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	0.2%	0.3%	0.8%
<b>Ethnicity</b>			
% HISPANIC	1.4%	2.6%	3.8%

\* Demographic data derived from 2010 US Census