

4444
CARLISLE PIKE

RETAIL & OFFICE SPACE FOR LEASE

Offices from 100 SF to 4,500 SF | Retail from 1,700 SF

**HAMPDEN
TERMINAL**
CAMP HILL, PA

NOW LEASING
INDIVIDUAL OFFICE SUITES FROM 100 SF



JOIN:



THE BEST RETAIL CORRIDOR IN CENTRAL PA STARTS HERE.

Hampden Terminal is a 30,000 SF mixed-use development that marks the eastern gateway of the Carlisle Pike, the heart of Cumberland County's retail market. With outstanding demographics, traffic counts, visibility, and access, Hampden Terminal is an ideal location for any neighborhood retailer or commercial office operation. Already a marquee location with one of the most desirable addresses in the entire Central Pennsylvania market, development of 120 market-rate luxury apartments expected to be completed in 2022 will make this project an outstanding location for years to come. Join regionally renowned trendsetting restaurants like Evergrain Brewing and Cork & Fork, as well as numerous national retailers in the vicinity on the Carlisle Pike.



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Active Individual Member

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BY THE NUMBERS

	POPULATION		
	1 MILE 6,940	3 MILE 66,534	5 MILE 155,029
	EMPLOYEES		
	1 MILE 6,105	3 MILE 56,566	5 MILE 120,640
	HOUSEHOLDS		
	1 MILE 3,202	3 MILE 28,578	5 MILE 68,048
	INCOME		
	1 MILE \$86,894	3 MILE \$94,818	5 MILE \$92,462

ABOUT THE AREA

Hampden Terminal is the gateway to the Carlisle Pike, the most desirable retail corridor in Central Pennsylvania. With national retailers anchoring shopping centers every few miles, this highly-trafficked corridor is a magnet for residential and commercial development. With local developer IDP adding 120 multifamily units directly behind the project, Hampden Terminal presents an ideal opportunity as a live/work/play development.

THE PROJECT

SIZE	32,000 SF ON 4.3 AC
ZONING	COMMERCIAL LIMITED
MUNICIPALITY	HAMPDEN TOWNSHIP
PARKING	AMPLE IN-COMMON; 7/1,000 SF

THE OPPORTUNITY

OFFICE SUITES	UP TO 4,500 SF AVAILABLE
INDIVIDUAL OFFICES	FROM 100 SF



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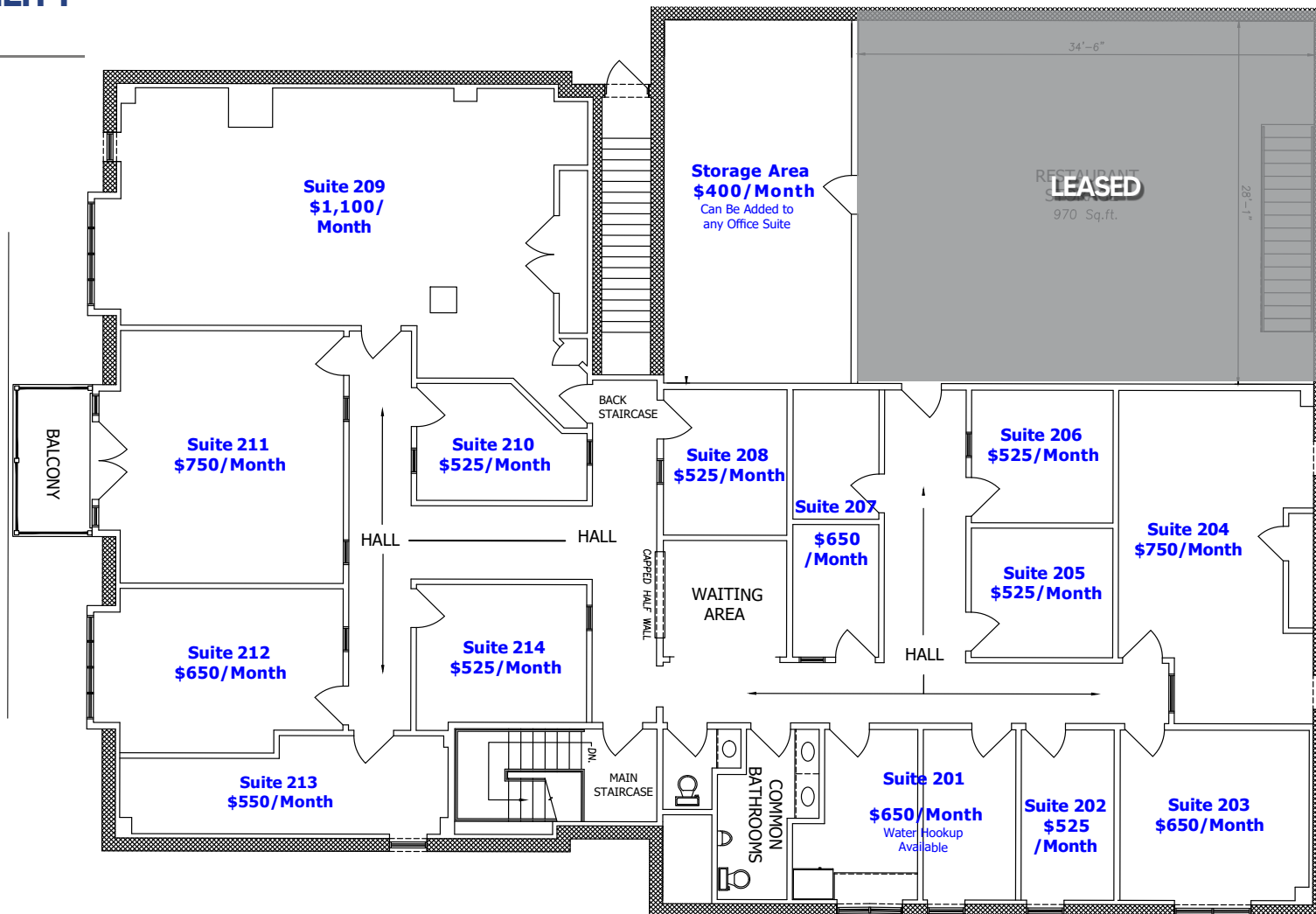
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BUILDING I AVAILABILITY
2nd FLOOR OFFICE

- INDIVIDUAL OFFICE SUITES FROM 100 SF WITH SHARED AMENITIES
- FULL FLOOR OF 4,500 SF AVAILABLE CONTIGUOUS



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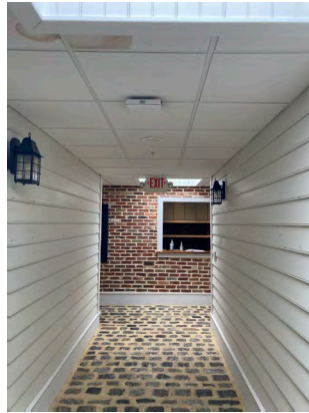
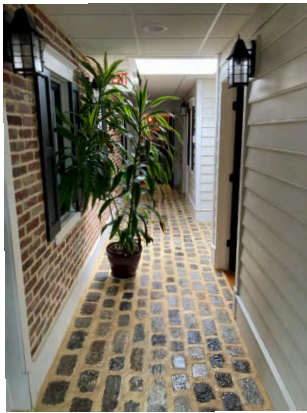
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.



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