

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,740 - 7,000 SF
Suite Available:	See below
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	105,560 SF
Lot Size:	12.08 Acres
Location:	Lower Allen Township Cumberland County
Zoning:	C4-Regional Commercial

PROPERTY OVERVIEW

Last few suites remain for lease in the recently renovated Capital City Plaza. The Plaza is located across from a Walmart Supercenter and the newly redeveloped Capital City Mall; home to Dave and Busters, Dicks Sporting Goods, PA Wine and Liquor Store, and Macy's with over 660,000 SF of other national tenants. This site has four points of full access including a signalized intersection at Capital City Drive.

PROPERTY HIGHLIGHTS

- Retail Suites available from 1,740 SF -7,000 SF
- Ideal for retail, fast-casual dining, and office/service users
- Across from Walmart Supercenter & Capital City Mall
- Quick access to US 11/15 and I-81, I-83, & the PA Turnpike



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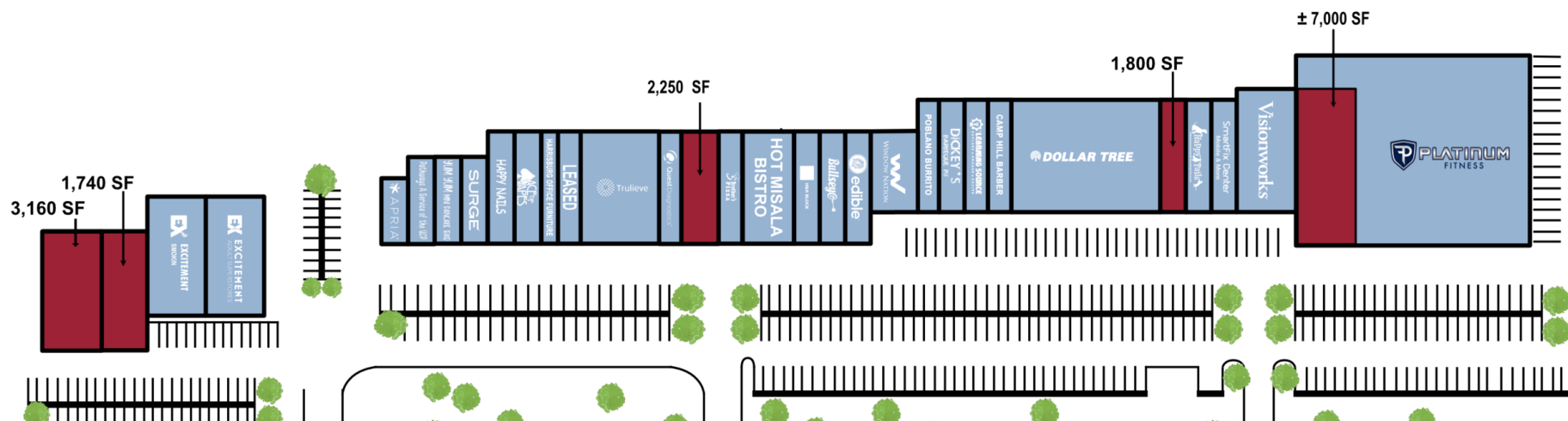
425 N. 21st Street, Suite 302, Camp Hill, PA 17011

3401 Hartzdale Drive

RETAIL PROPERTY FOR LEASE

3401 Hartzdale Drive Camp Hill, PA 17011

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 137	Available	3,160 SF	NNN	\$16.00 SF/yr
Suite 136	Available	1,740 SF	NNN	\$16.00 SF/yr
Suite 122	Available	2,250 SF	NNN	\$16.00 SF/yr
Suite 105	Available	1,800 SF	NNN	\$16.00 SF/yr
Suite 100	Available	7,000 SF	NNN	\$16.00 SF/yr



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LOCATION



TCN
WORLDWIDE
REAL ESTATE SERVICES

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RETAIL AERIAL



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REGIONAL AERIAL



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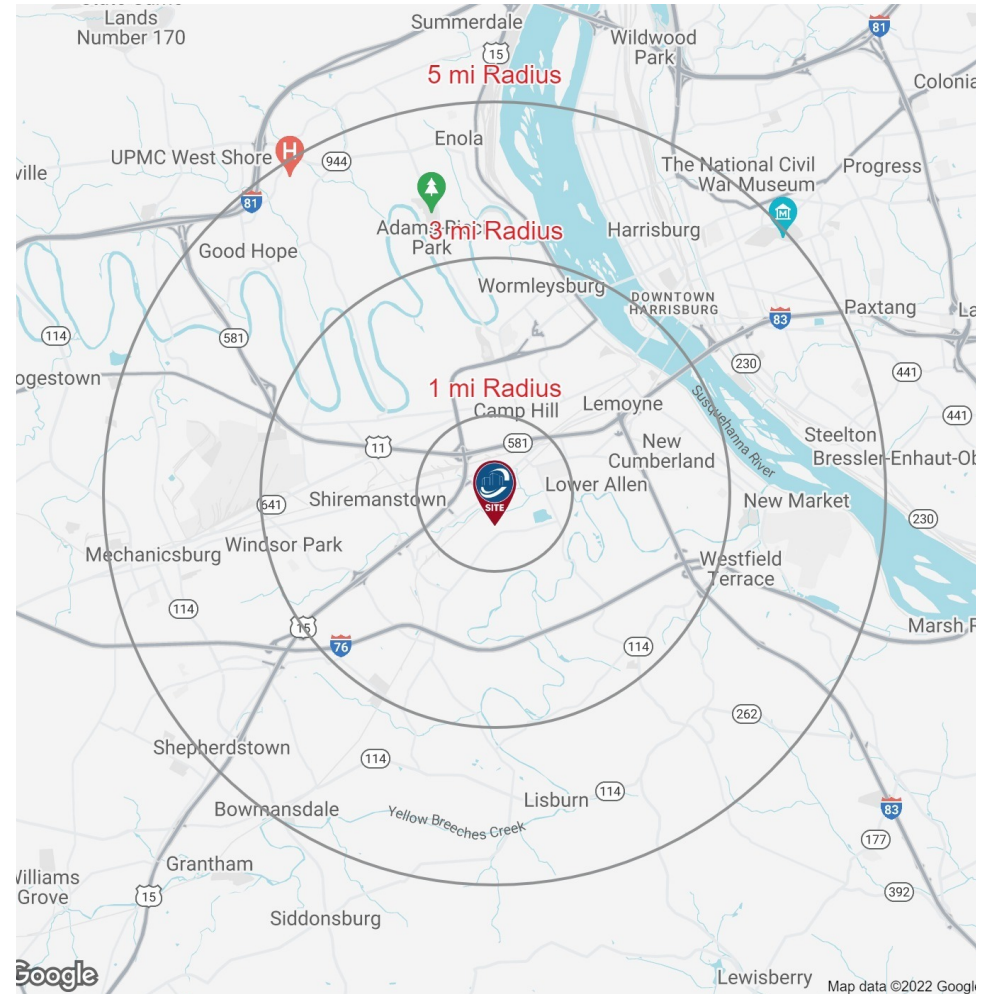
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,499	154,371	361,961
Average Age	39.4	39.6	39.3
Average Age (Male)	33.7	37.4	37.6
Average Age (Female)	32.7	40.6	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,419	66,469	150,151
# of Persons per HH	3.1	2.3	2.4
Average HH Income	\$62,733	\$66,707	\$68,533
Average House Value	\$155,639	\$180,592	\$180,356

* Demographic data derived from 2020 ACS - US Census



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