

LEASE

Slate Hill Business Center

3909 HARTZDALE DRIVE

Camp Hill, PA 17011



PRESENTED BY:

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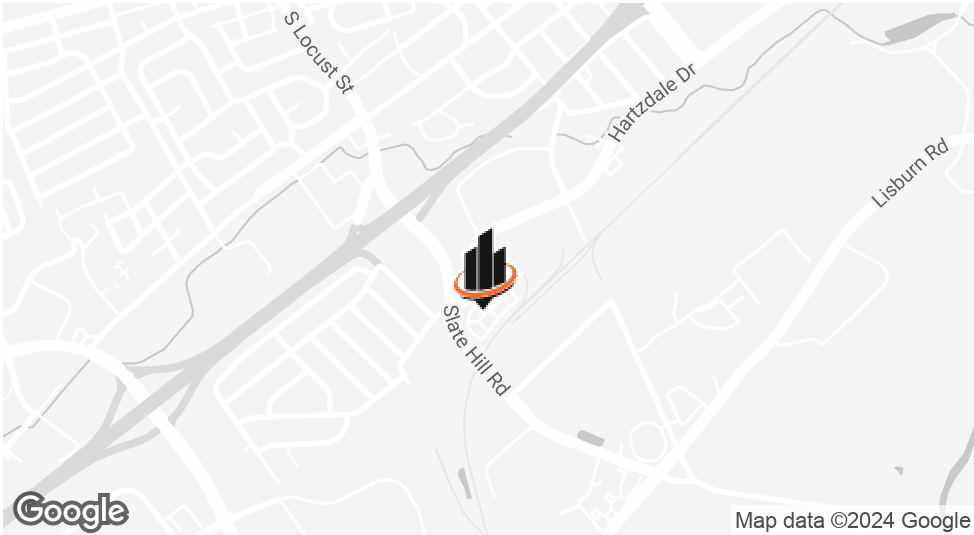
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PA #RM419784

3909



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.80 SF/yr (MG)
BUILDING SIZE:	10,800 SF
AVAILABLE SF:	3,675 SF
LOT SIZE:	9.21 Acres
ZONING:	C-3 Business Park District
APN:	13-25-0020-052A

PROPERTY OVERVIEW

Opportunity to sublease flex space in Slate Hill Business Center, situated among national retailers and various amenities to accommodate any business. Minutes from Route 15 and the Capital City Mall. Available space has a private exterior entrance and ample parking.

PROPERTY HIGHLIGHTS

- Sublease - Flex space
- Nice space
- Great location
- Available immediately
- Join existing long term tenants
- Slate Hill Road Average Traffic Count: 24,925 VPD - both directions

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ADDITIONAL PHOTOS



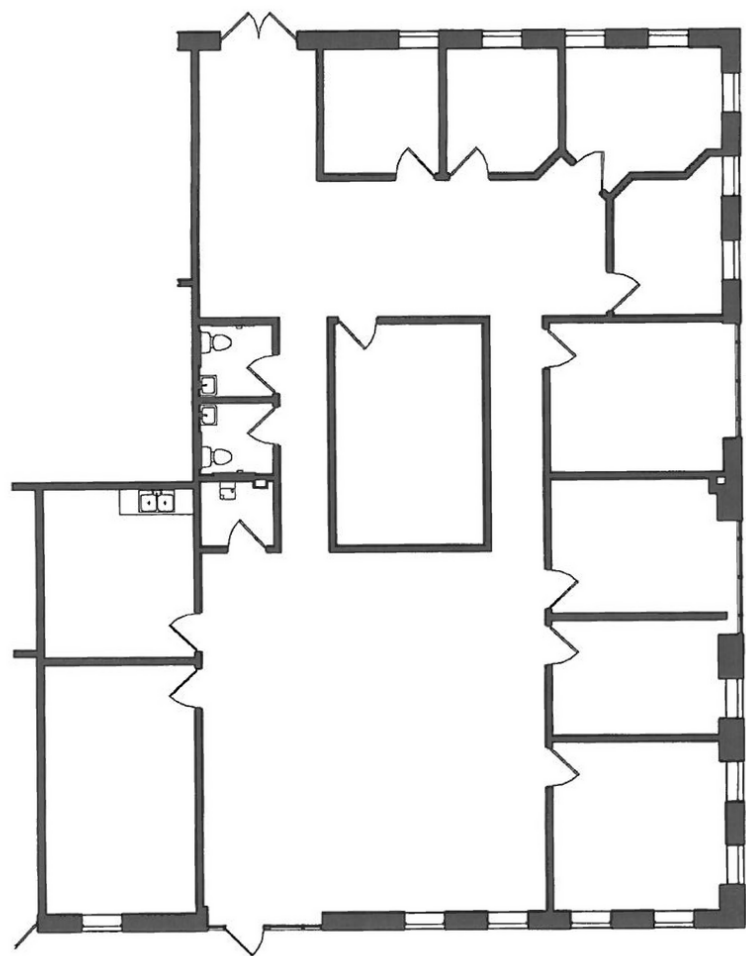
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SUITE 901



LEASABLE FLOOR PLAN



AREA OF LEASABLE SPACE

OVERALL FLOOR PLAN

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LOCATION MAP



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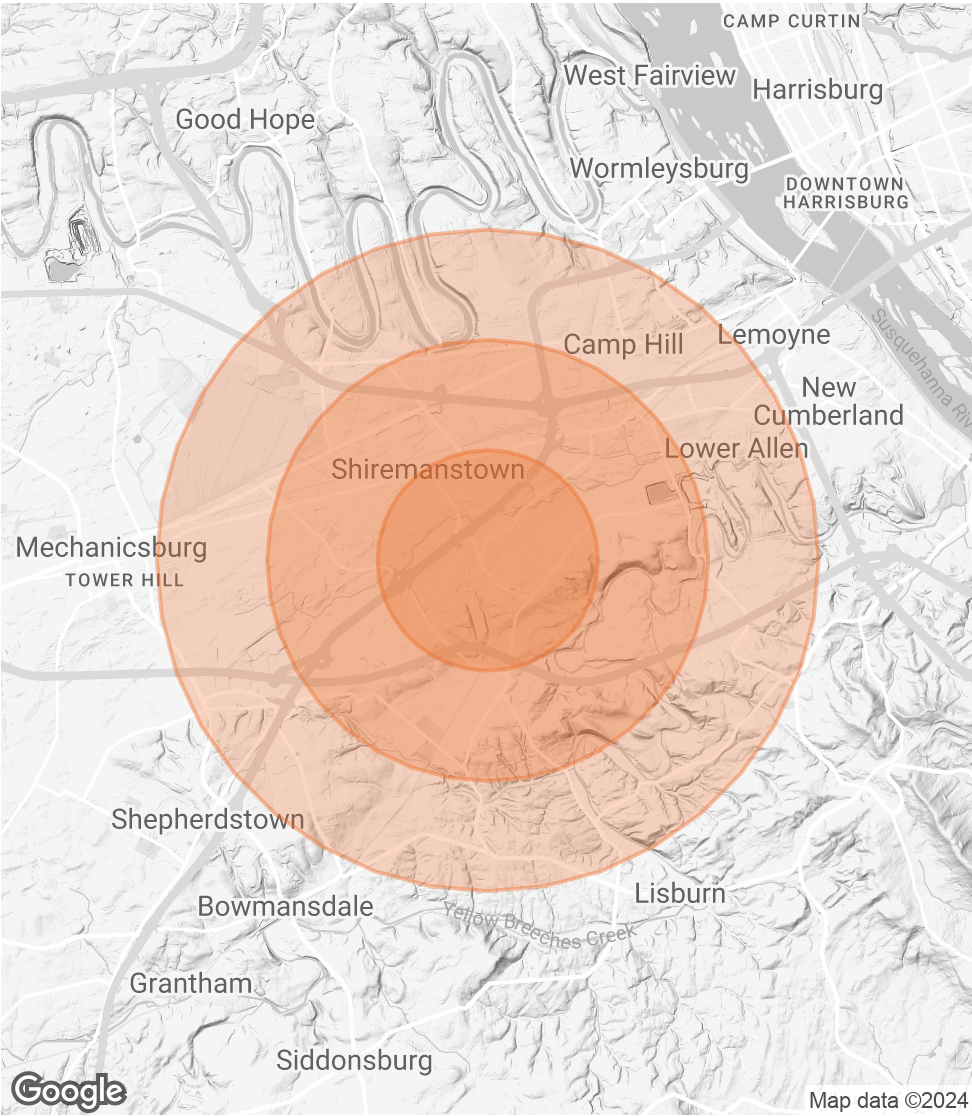
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,876	28,451	54,481
AVERAGE AGE	39.4	40.7	42.0
AVERAGE AGE (MALE)	39.2	38.0	40.2
AVERAGE AGE (FEMALE)	31.5	37.0	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,353	11,676	22,836
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$79,820	\$83,438	\$89,999
AVERAGE HOUSE VALUE	\$194,569	\$202,034	\$217,040

* Demographic data derived from 2020 ACS - US Census



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