

# FOR LEASE

99 NOVEMBER DR

99 November Dr Camp Hill, PA 17011



Lease Rate:	\$18.00 - 21.00 SF/YR
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## OFFERING SUMMARY

Building Size:	11,250 SF
Available SF:	1,830 - 3,750 SF
Total Available SF	7,500 SF
Lot Size:	0.63 Acres
Total Number of Units:	4
Available Units	1A, 3A, 3B

## PROPERTY OVERVIEW

An exceptional opportunity awaits at 99 November Drive, a versatile 11,250 square foot commercial property located in the bustling Camp Hill, PA market. Surrounded by many national retailers, this highly visible property offers unmatched potential for a variety of users. Formerly used for OIP and dentistry, this property is suited for medical uses and office uses alike. Ellie Mental Health occupies the second-floor suites of the building and is an outpatient clinic. This property benefits from excellent visibility, strong foot traffic, and easy access to major highways. Opportunity to take remaining available 7,500 SF of bottom and top floor. Property comes equipped with a fully operational elevator that goes to all floors of the building.

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# LEASE INFO

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,830 - 3,750 SF	Lease Rate:	\$18.00 - \$21.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Floor 1	Available	3,750 SF	NNN	\$21.00 SF/yr	-
Floor 3 Suite A	Available	1,920 SF	NNN	\$18.00 SF/yr	-
Floor 3 Suite B	Available	1,830 SF	NNN	\$18.00 SF/yr	-
Floor 2	Ellie Mental Health	3,750 SF	NNN	Owner-User	-

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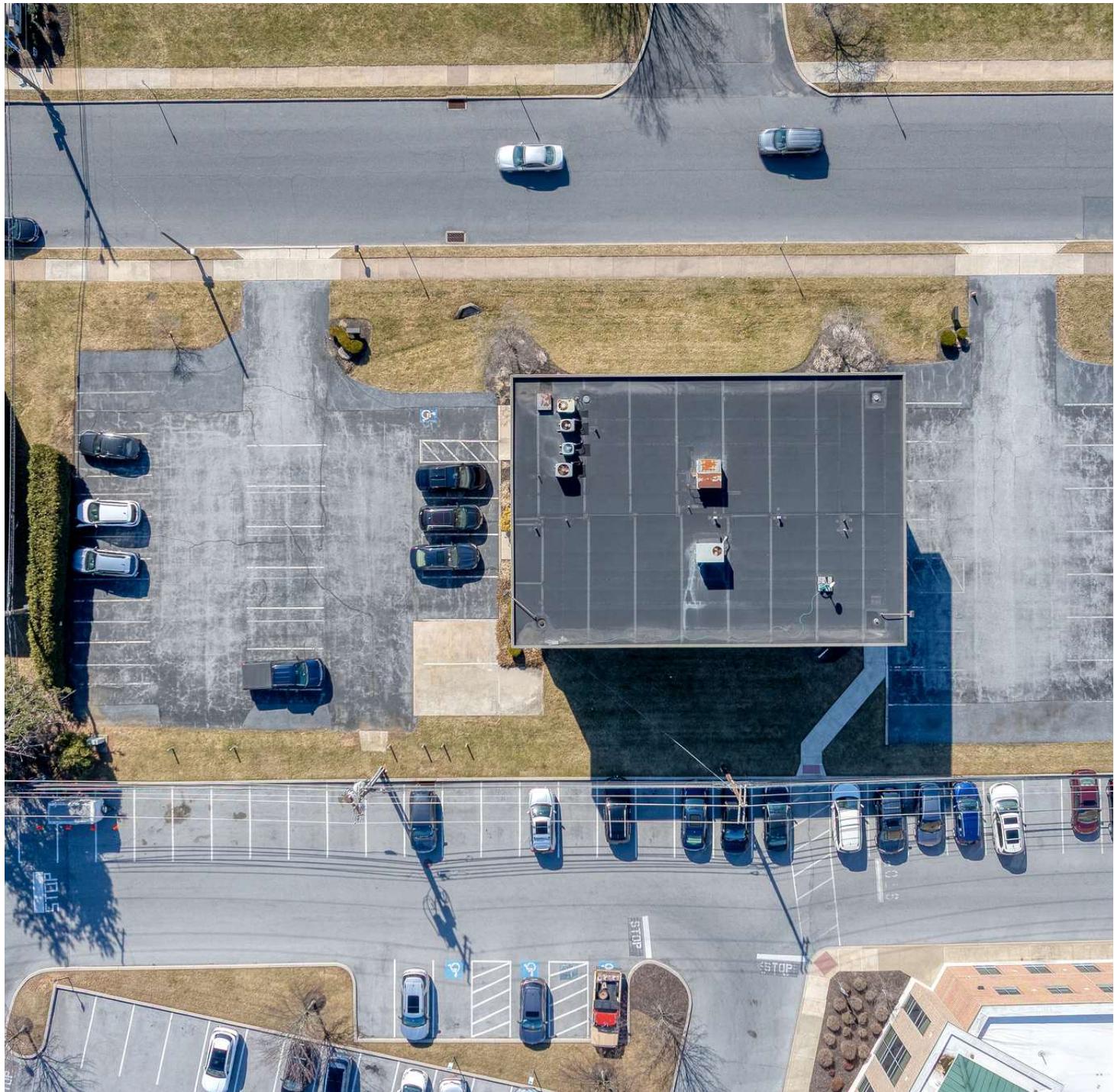
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# AERIAL MAP

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# ADDITIONAL PHOTOS

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# SUITE 1A PHOTOS

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# SUITE 3A PHOTOS

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# SUITE 3B PHOTOS

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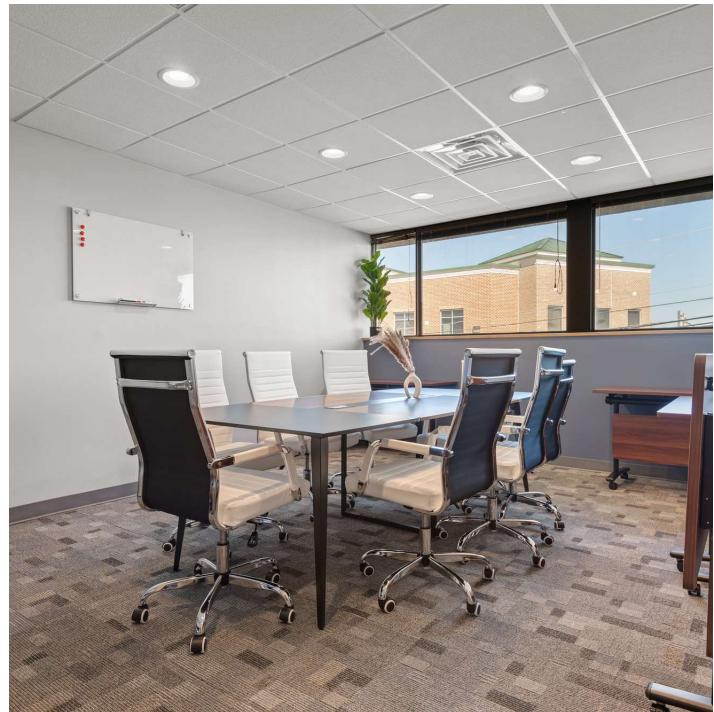
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# FLOOR 2 PHOTOS (CURRENTLY OCCUPIED)

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# FIRST FLOOR SITEPLAN

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**EXISTING FIRST FLOOR PLAN**

Additional Floorplans Upon Request

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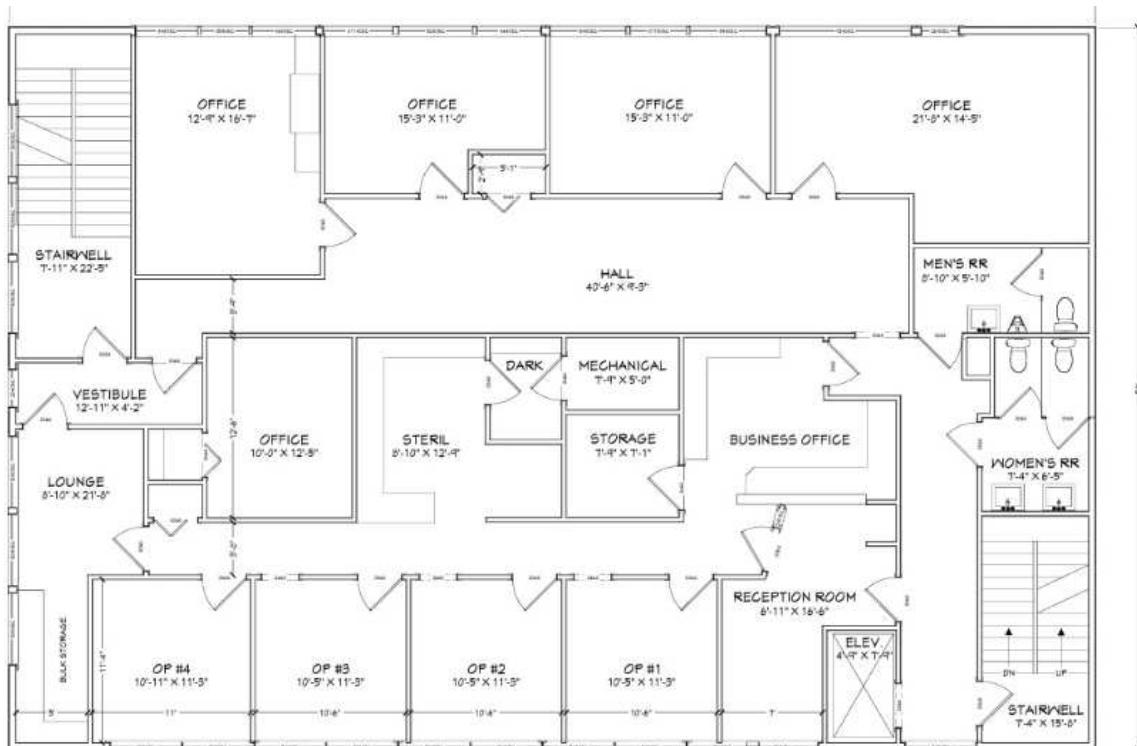
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# 3RD FLOOR SITEPLAN

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**EXISTING THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

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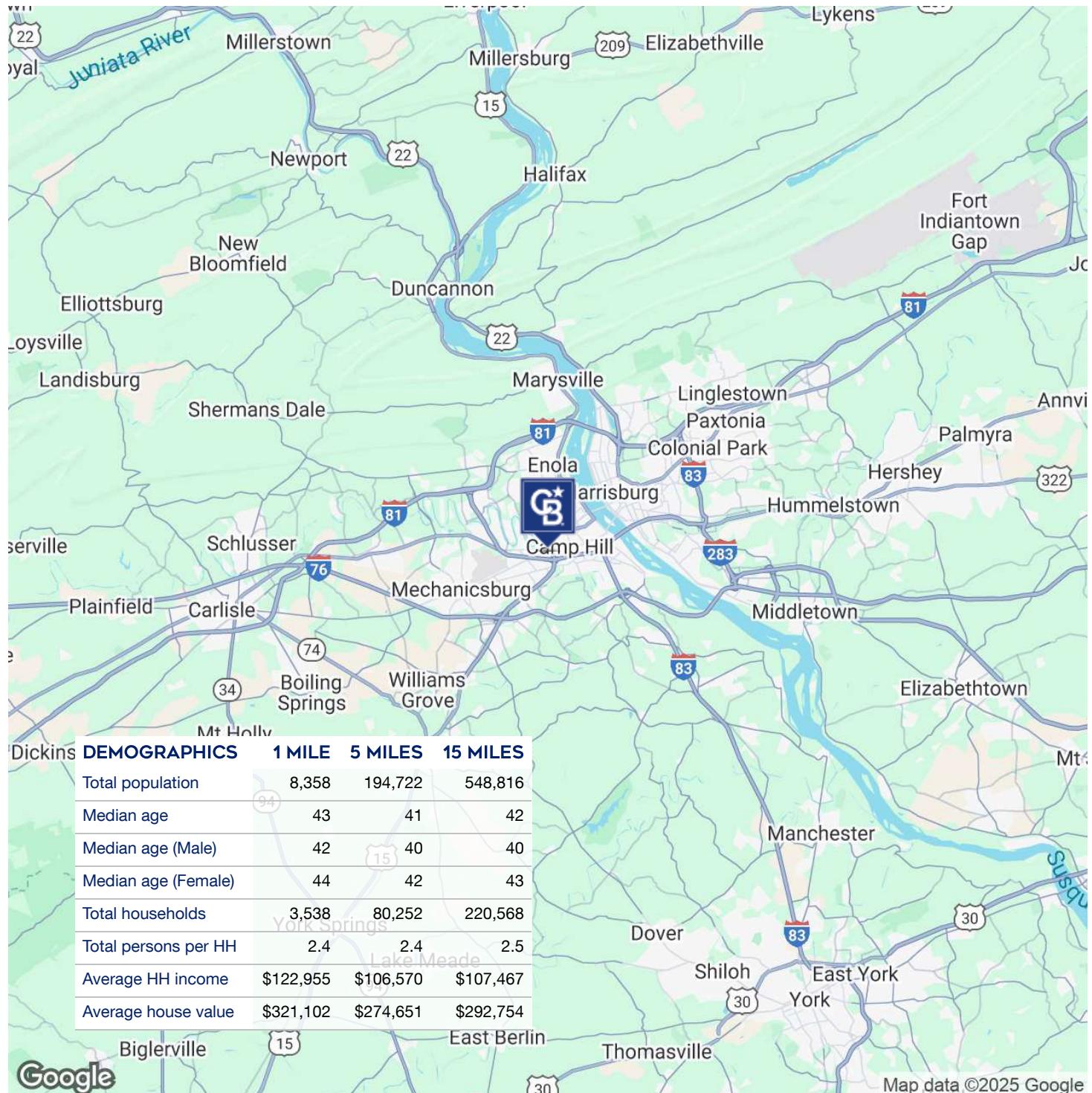


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# LOCATION MAP

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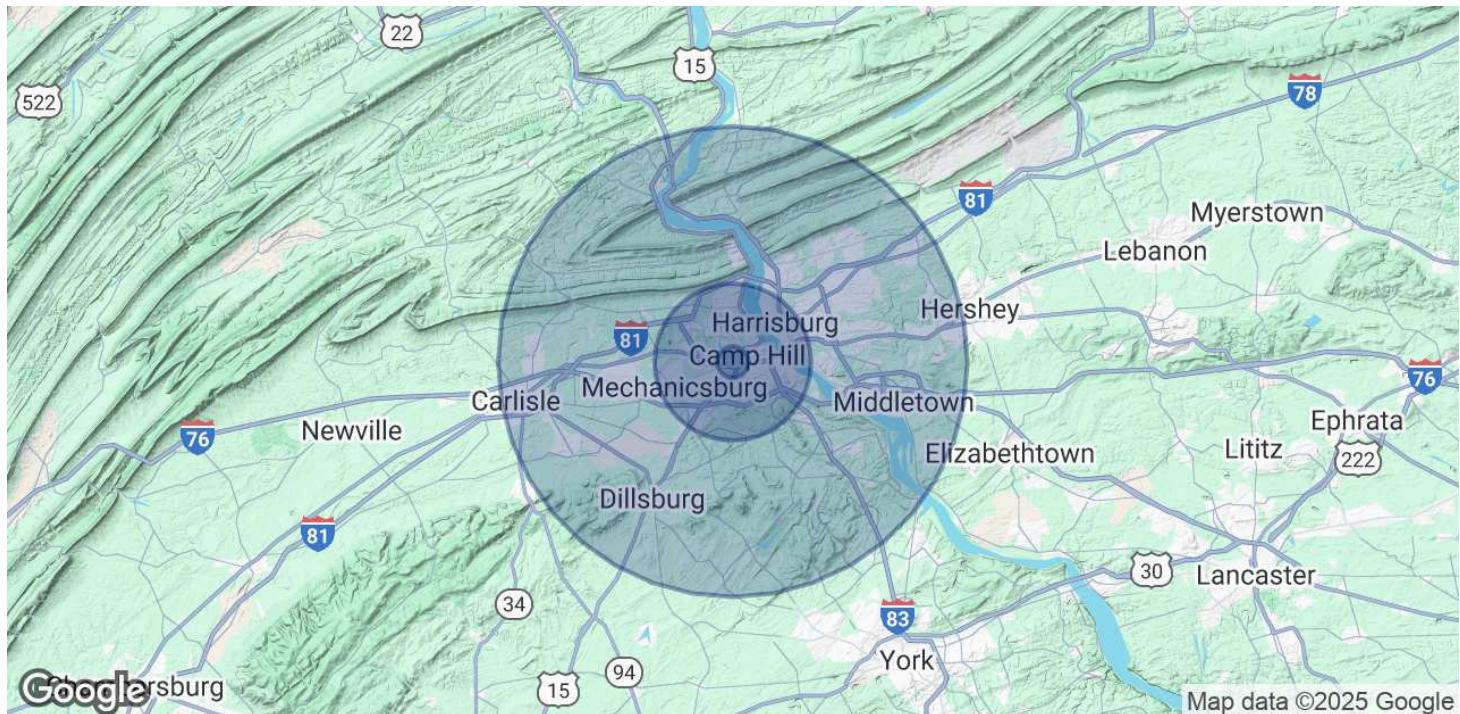


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# DEMOGRAPHICS

99 NOVEMBER DR

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## POPULATION

	1 MILE	5 MILES	15 MILES
Total Population	8,358	194,722	548,816
Average Age	43	41	42
Average Age (Male)	42	40	40
Average Age (Female)	44	42	43

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total Households	3,538	80,252	220,568
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$122,955	\$106,570	\$107,467
Average House Value	\$321,102	\$274,651	\$292,754

Demographics data derived from AlphaMap

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# RETAILER MAP

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Map  
data  
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