



SIMPSON FERRY CROSSING

3619 Simpson Ferry Road, Suite A

Camp Hill, PA 17011



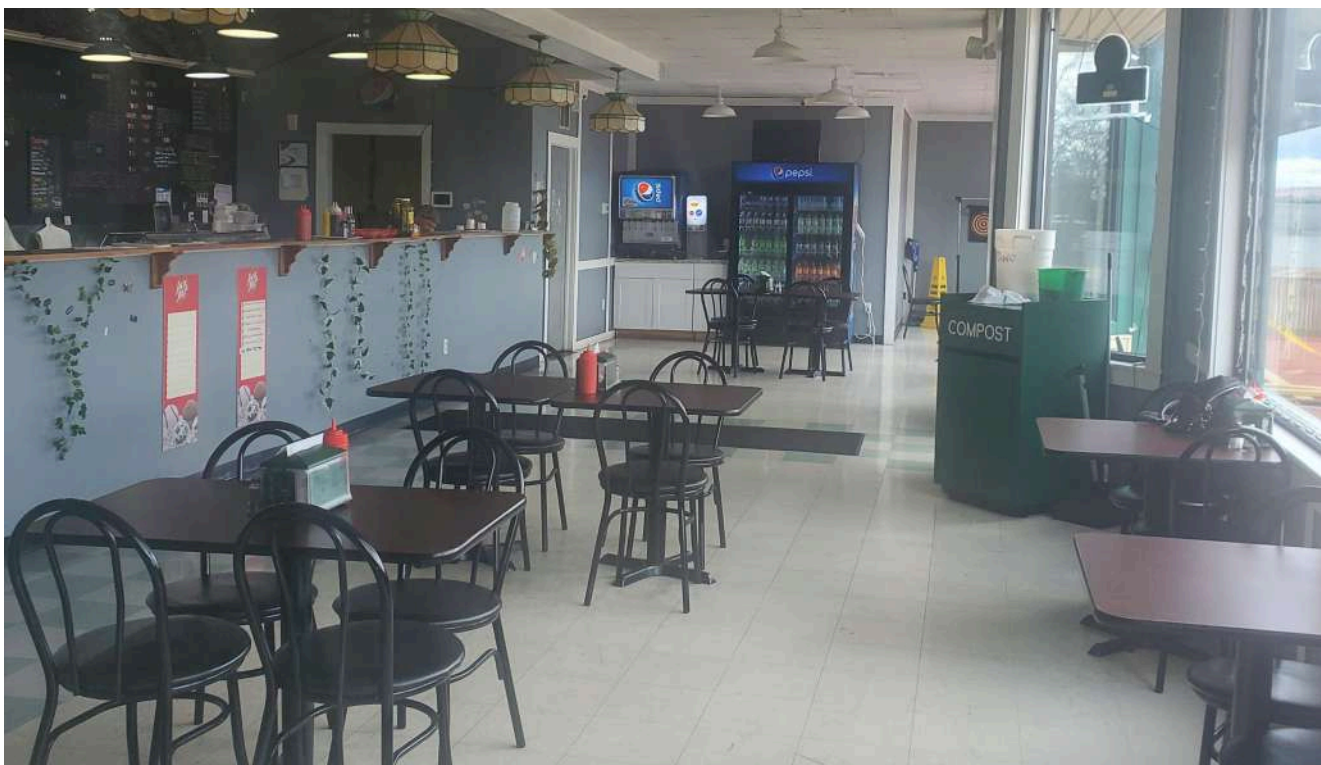
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OFFERING SUMMARY

Discover an exciting opportunity in this prime 2100-square-foot restaurant space located in the thriving West Shore locale. With seating for 48 guests and a captivating outdoor deck, the atmosphere is perfect for all season dining. The prominent monument sign on Simpson Ferry Road guarantees visibility amid key attractions such as the AMC Classic Movie Theater, Capital City Mall, and the upcoming Starbucks. Benefit from a smooth transition into ownership with most equipment provided by the retiring owner, and the option to purchase the remaining essentials. The recent 2019 roof replacement ensures structural reliability, and as the tenant, you have the ability to customize the interior to align with your vision. This turnkey opportunity not only positions your establishment strategically but also taps into a vibrant retail environment with a loyal customer base, setting the stage for a thriving culinary enterprise.



PROPERTY HIGHLIGHTS

- Large Monument sign on Simpson Ferry Road with great visibility.
- Snow removal and lawn maintenance are paid for by landlord for all units.
- Installed Restaurant equipment available for lease at additional \$2.00/SF/year.
- Neighboring Businesses within Simpson Ferry Crossing:



MAJOR RETAILERS NEARBY



PROPERTY DETAILS

Lease Price **\$13.50/SF/yr**

LOCATION INFORMATION

BUILDING NAME	Simpson Ferry Crossing
STREET ADDRESS	3619 Simpson Ferry Road
CITY, STATE, ZIP	Camp Hill, PA 17011
COUNTY	Cumberland County
MARKET	Lower Allen Township

BUILDING INFORMATION

BUILDING SIZE	7,700 SF
LEASE TYPE	NN
CAM	\$400/mo (2023)
OCCUPANCY	100%
TENANCY	MULTIPLE
YEAR BUILT/RENOVATED	1970/2021
GROSS LEASABLE AREA	2,100 SF
CONSTRUCTION STATUS	EXISTING

PROPERTY INFORMATION

PROPERTY TYPE	RETAIL
PROPERTY SUB-TYPE	SHOPPING CENTER

LOT SIZE	2.08 AC
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PARKING AND TRANSPORTATION

PARKING TYPE	LOT
PARKING RATIO	N/A
NUMBER OF SPACES	40

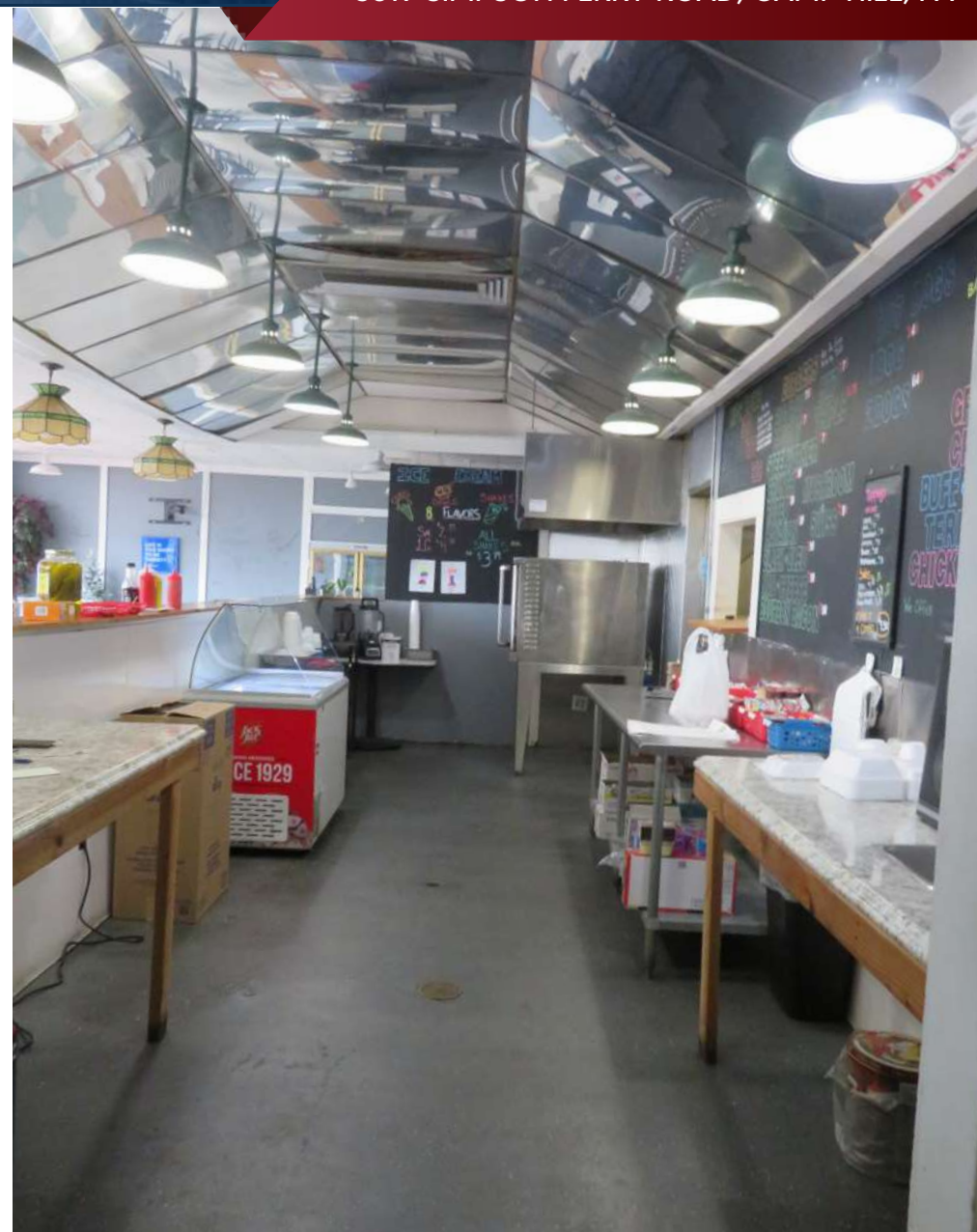
UTILITIES & AMENITIES

SIGNAGE	YES
CEILING	DROP- 13'
COOLING	CENTRAL AC
HEATING	ELECTRIC
ROOF	RUBBER - NEW 2019
SECURITY	YES
SPRINKLERS	YES

RESTAURANT EQUIPMENT AVAILABLE

Restaurant Equipment is owned by the landlord and will be leased to tenant for additional \$2.00/SF/yr. Additional restaurant supplies are negotiable.

- 1 Walk-in cooler
- 6 8' roll-up window blinds
- 1 2-Door Kelvinator display freezer
- 1 Elkay water fountain
- 4 Tiffany style hanging lights
- 1 Magnavox TV
- 1 Champion gas grill
- 3 2-door Kelvinator reach-in freezers
- 1 Cres-Cor electric proofing box
- 1 True refrigerated prep table
- 3 Eagle 3-bin electric steam tables with bins
- 1 Stainless steel 8' prep table
- 1 DCS 2-door stainless steel professional convection oven
- 1 Stainless steel hood and fan
- 1 Economy 3-burner gas grill
- 1 Royal 2-burner gas stove
- 1 Stainless steel hood, fan & ancillary fire suppression system
- 1 3-compartment stainless steel sink with 2 spigots
- 1 Utility sink



ADDITIONAL PHOTOS



PROPERTY AERIAL



LOCATION AERIAL



REGIONAL AERIAL



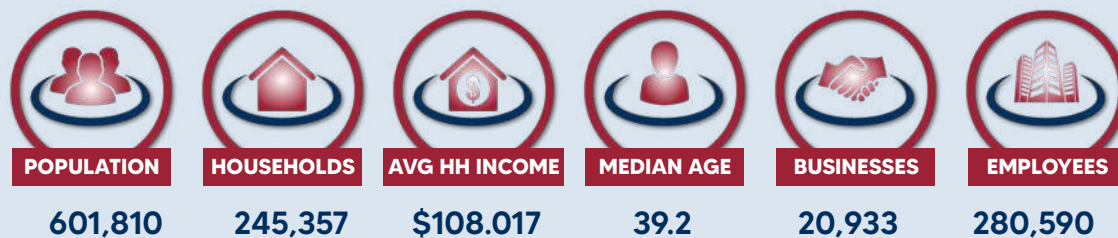
AREA OVERVIEW

Lower Allen Township, located in Cumberland County, Pennsylvania, boasts a population of approximately 11,500 residents. Situated just outside the state capital of Harrisburg, the township offers an ideal blend of urban conveniences and natural beauty. Residents enjoy easy access to Harrisburg's amenities and attractions while relishing in the tranquility of their surroundings. The community is enriched by several parks, including Lower Allen Community Park and Summerdale Park, providing abundant opportunities for outdoor activities such as biking and sports.

With numerous stores and restaurants scattered throughout the area, Lower Allen Township caters to both shoppers and food enthusiasts. Notably, the development of Lower Allen Commons adds a vibrant touch, featuring well-known establishments like Trader Joe's, Chick-fil-A, Springhill Suites, and a variety of shops and restaurants. This expansion enhances the township's appeal, making it an ideal haven for families seeking a harmonious blend of nature and city life in Southeast-central Pennsylvania along the scenic Susquehanna River.



LOWER ALLEN TOWNSHIP DEMOGRAPHICS



DEMOGRAPHICS

POPULATION

1 MILE	6,400
2 MILE	62,022
3 MILE	164,860

HOUSEHOLDS

1 MILE	2,869
2 MILE	25,524
3 MILE	69,339

AVERAGE HOUSEHOLD INCOME

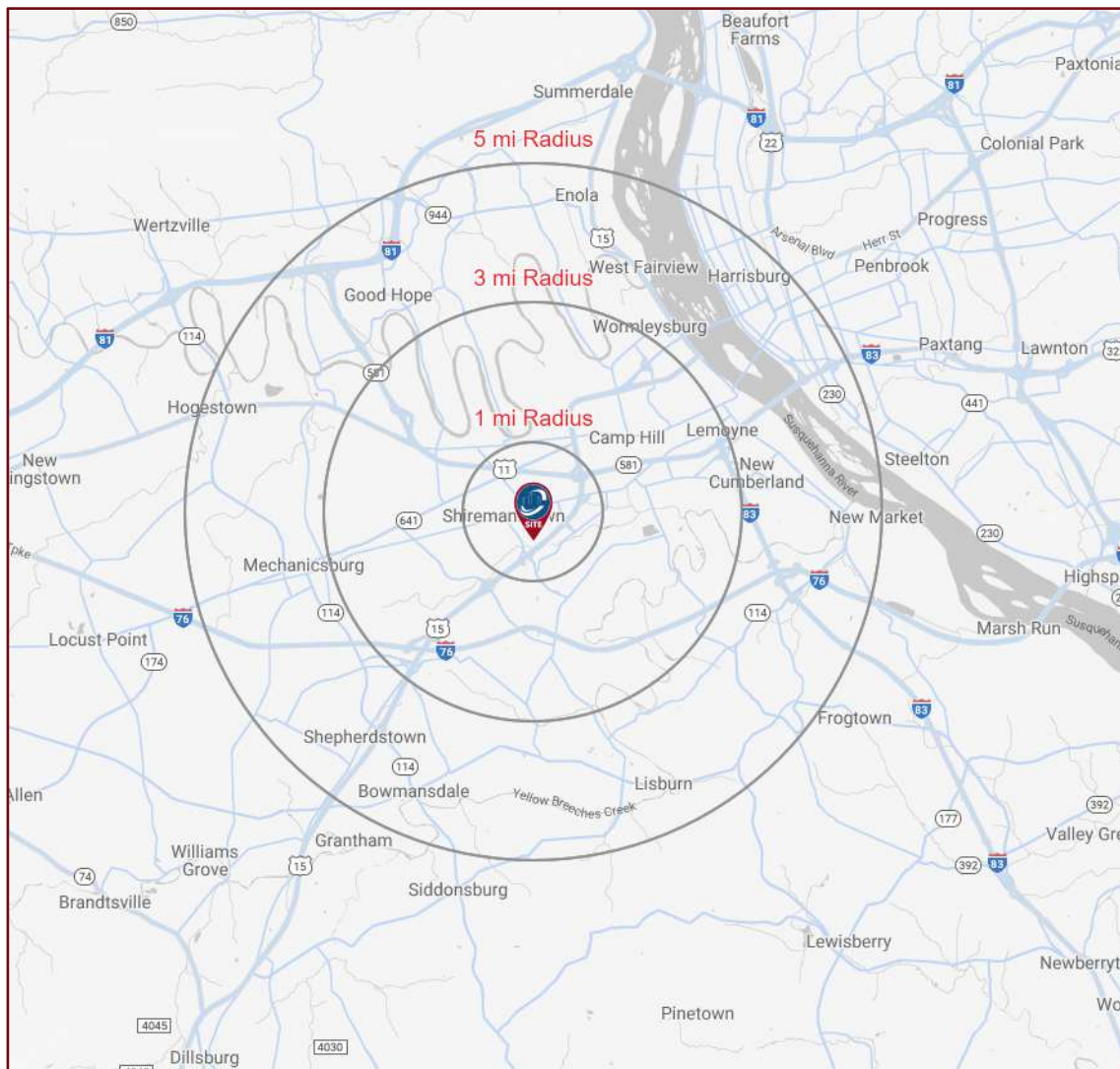
1 MILE	\$95,752
2 MILE	\$119,977
3 MILE	\$116,238

TOTAL BUSINESSES

1 MILE	632
2 MILE	3,559
3 MILE	7,383

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	9,053
2 MILE	48,684
3 MILE	110,268



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