

4231 TRINDLE RD, CAMP HILL

**3,600 +/- SF
OFFICE/RETAIL**



CAMPBELL
Commercial Partners LLC

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OFFERING SUMMARY

Available SF:	3,600 +/-
Lease Rate:	Negotiable
Lease Term:	Minimum 5 Years
Sale Price:	\$1,100,000
Municipality:	Hampden Township
Zoning:	Commercial General
Number of Floors:	Two
Drive-Thru:	Two lanes
Parking:	12 spaces with expansion possible if drive thru lanes not used
Signage:	Building & monument



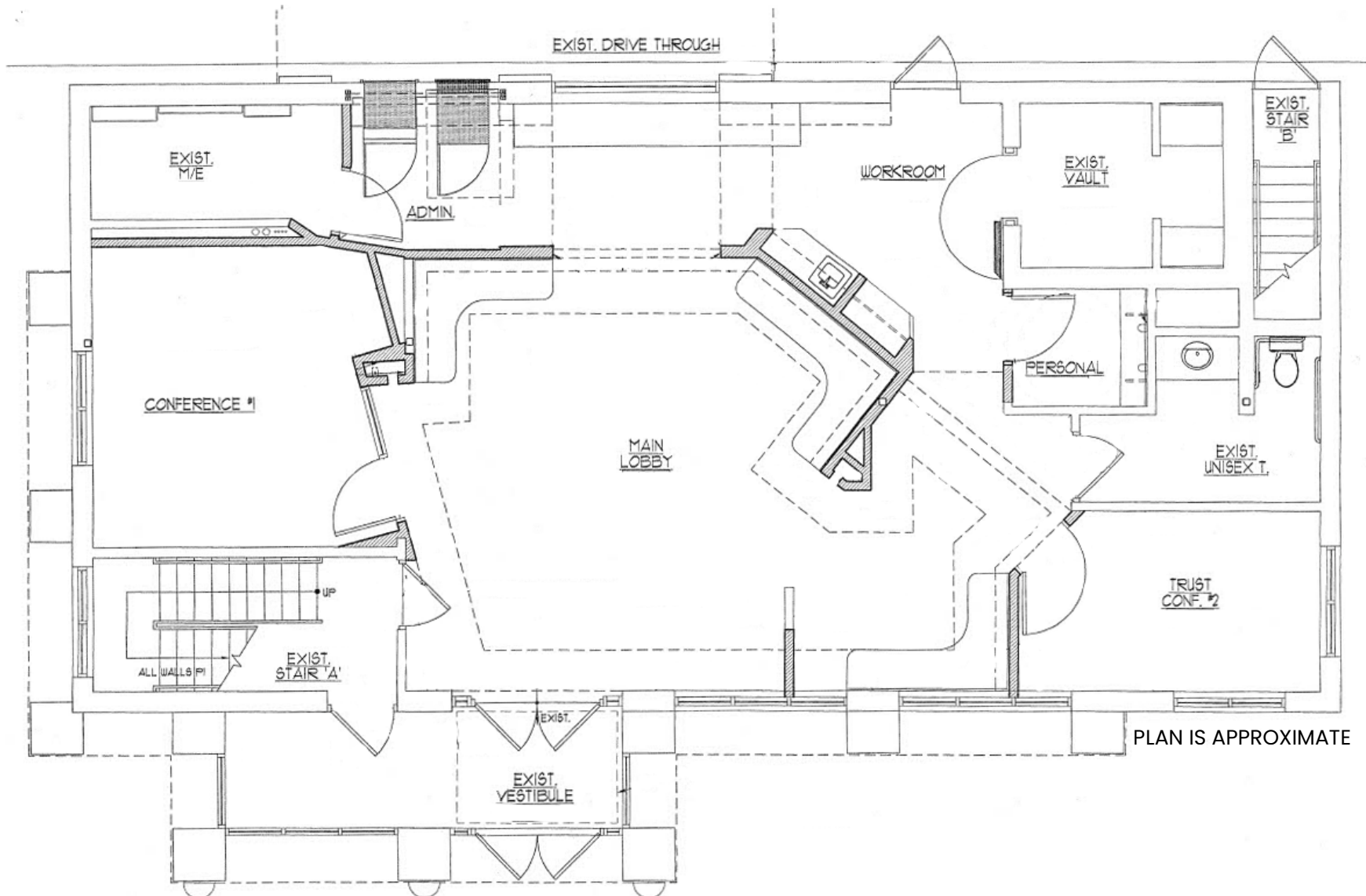
PROPERTY OVERVIEW

Two story retail/office building on heavily traveled corner of Trindle Rd (16,700 +/- VPD) and St. John's Church Rd (9,950 +/- VPD) in Mechanicsburg available for lease or sale.

Approved Uses: medical & dental clinics, banks, drug store, restaurants (w/ and w/o drive thru), marijuana dispensary, professional office, med spa, personal services

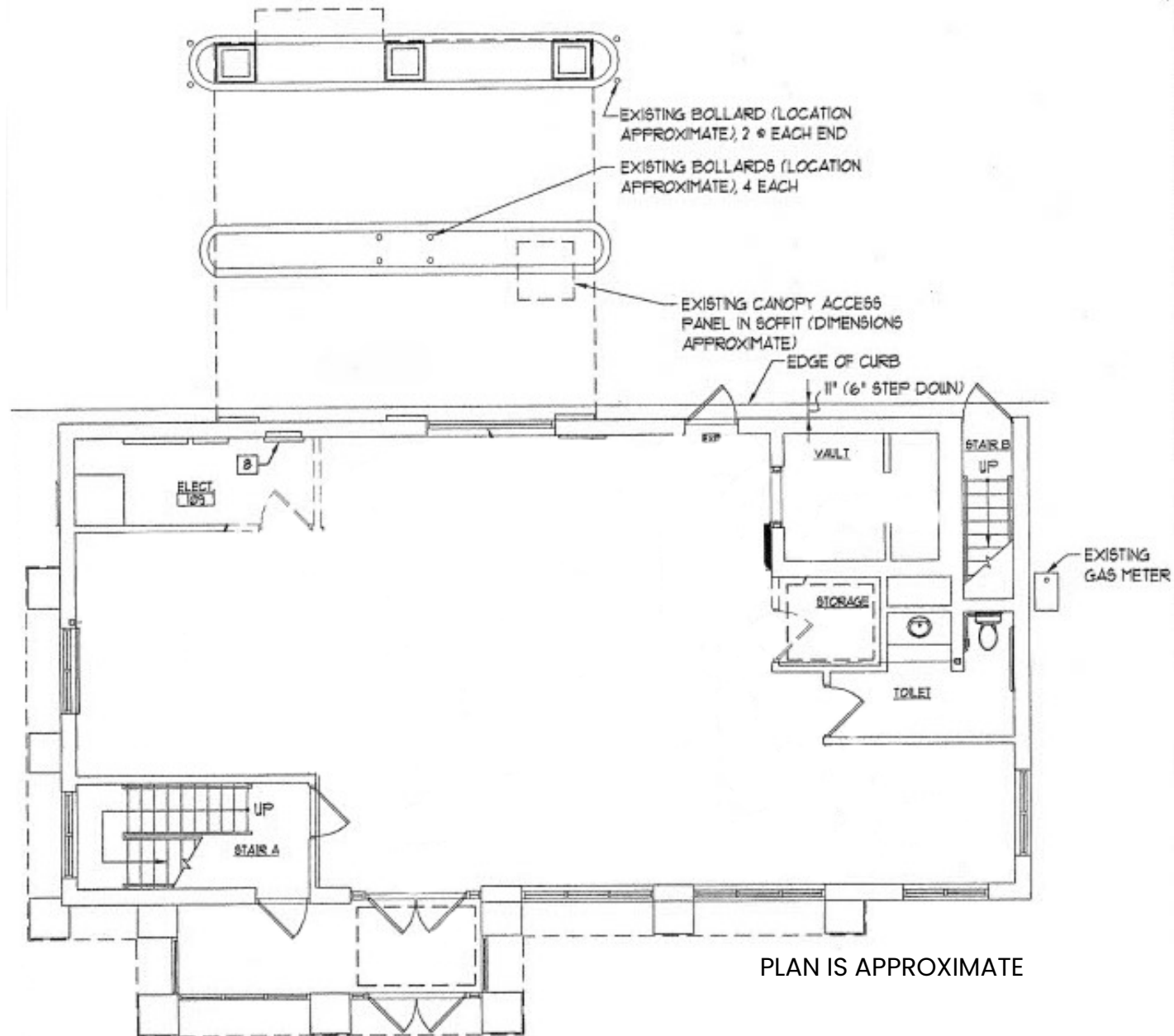
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FIRST FLOOR - CURRENT BUILDOUT

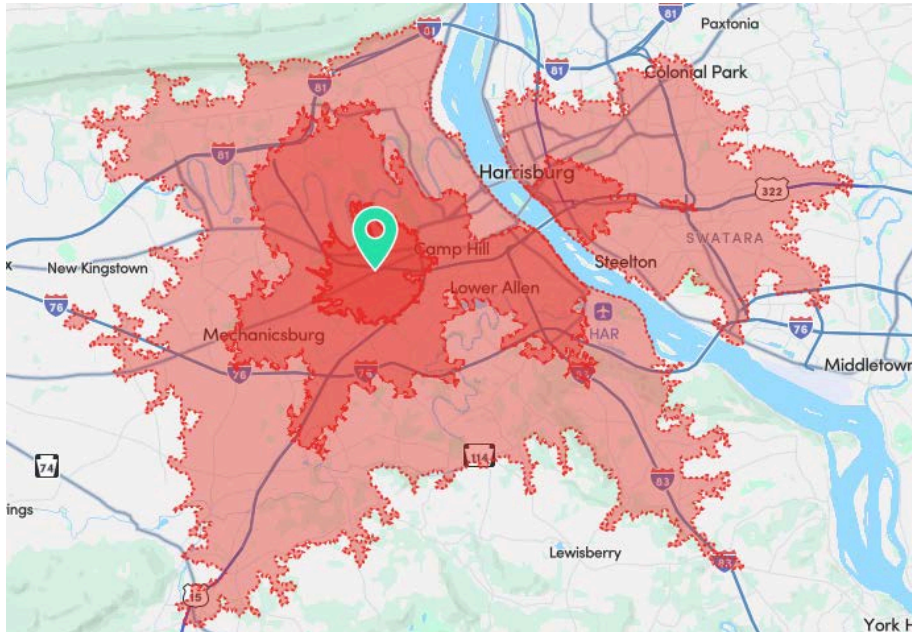


PLAN IS APPROXIMATE

FIRST FLOOR - OPEN PLAN



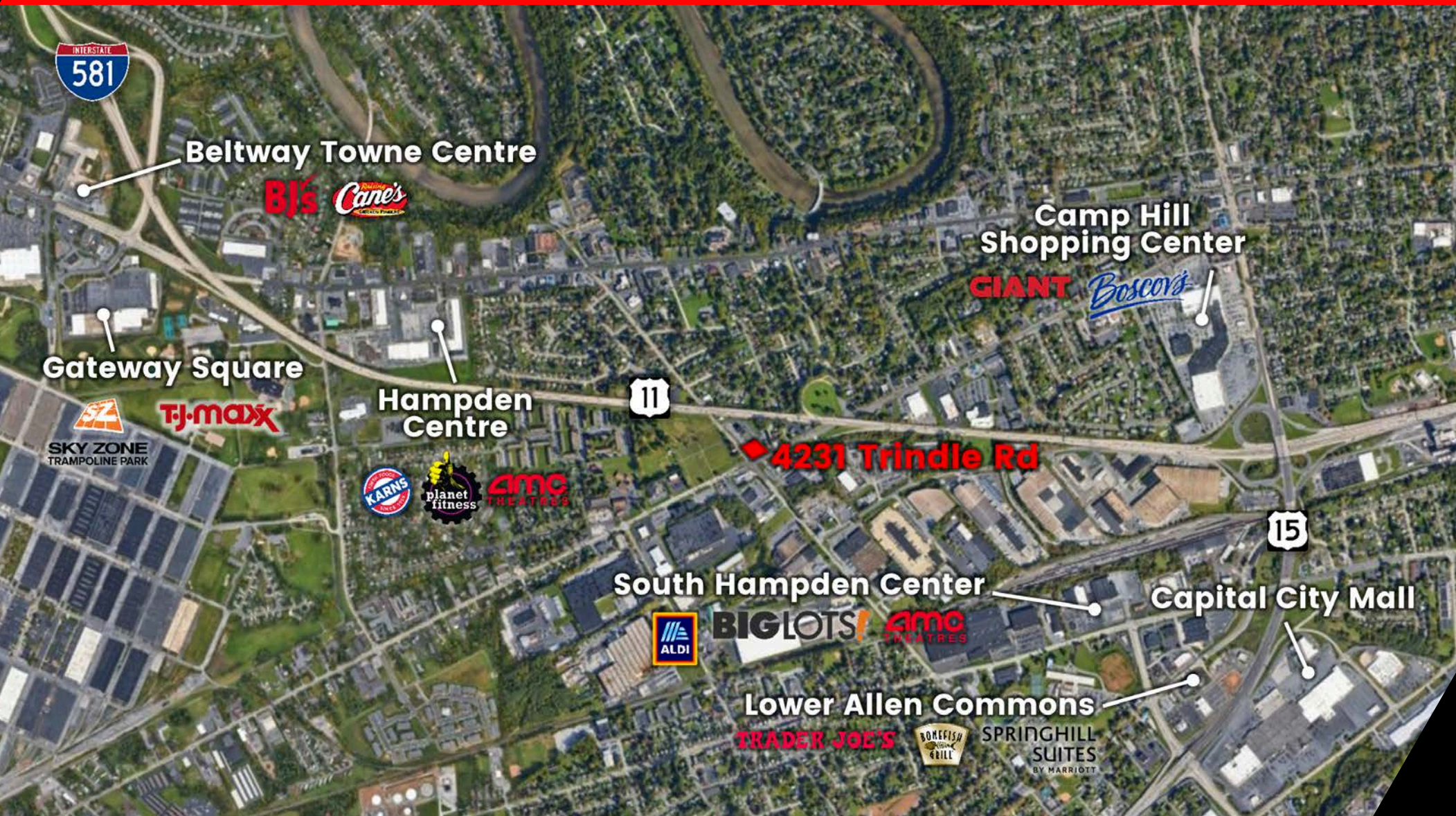
DEMOGRAPHICS MAP



POPULATION	5 MIN	10 MIN	15 MIN
Total Population	11,388	110,282	280,424
Workday Population	16,640	111,650	296,068
Total Housing Units	5,618	48,124	121,229
Average Household Value	\$276,050	\$286,120	\$287,831
Average Household Income	\$101,527	\$111,223	\$105,717

Demographic data derived from AlphaMap

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