

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



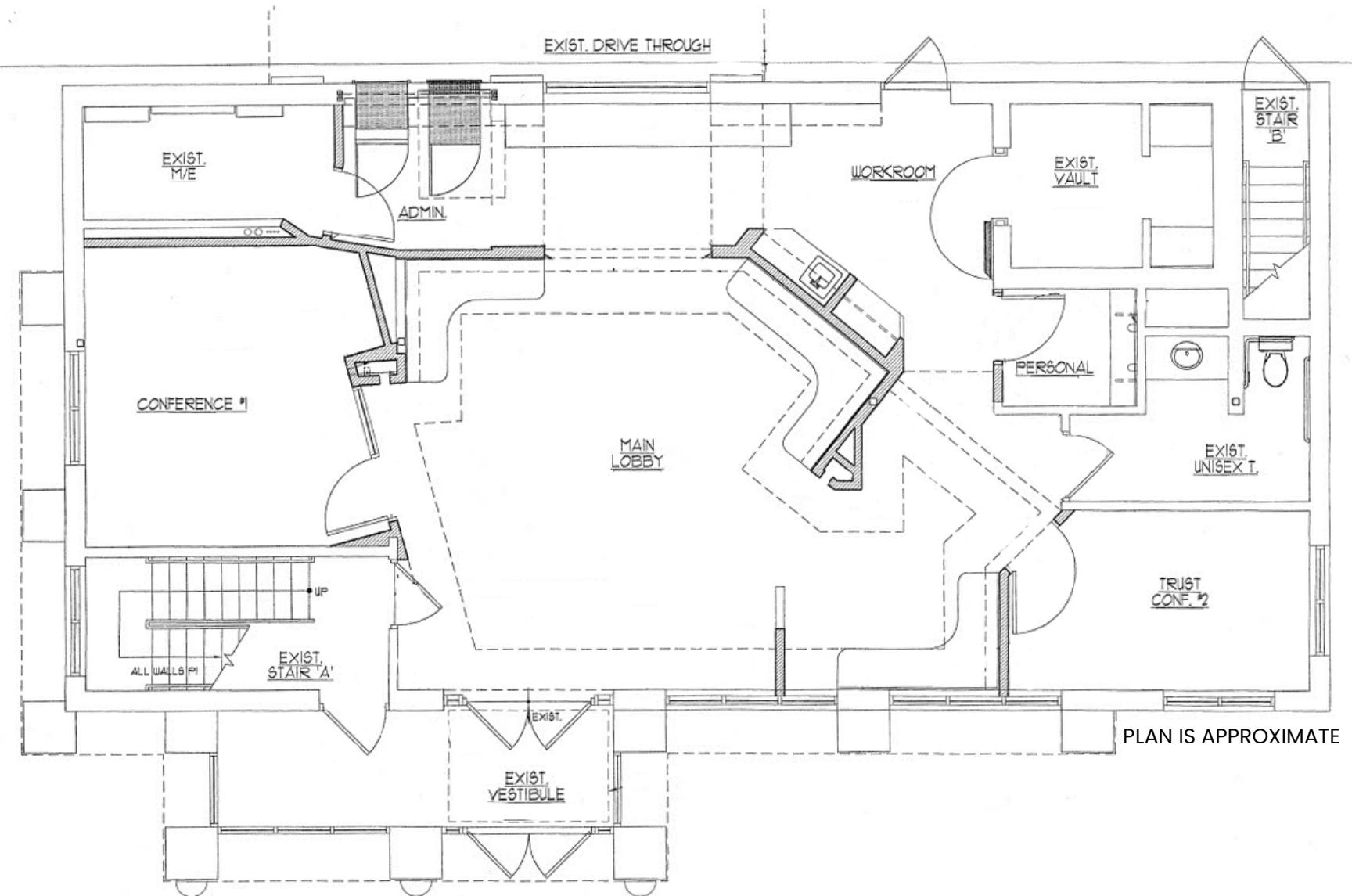
PROPERTY OVERVIEW

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.

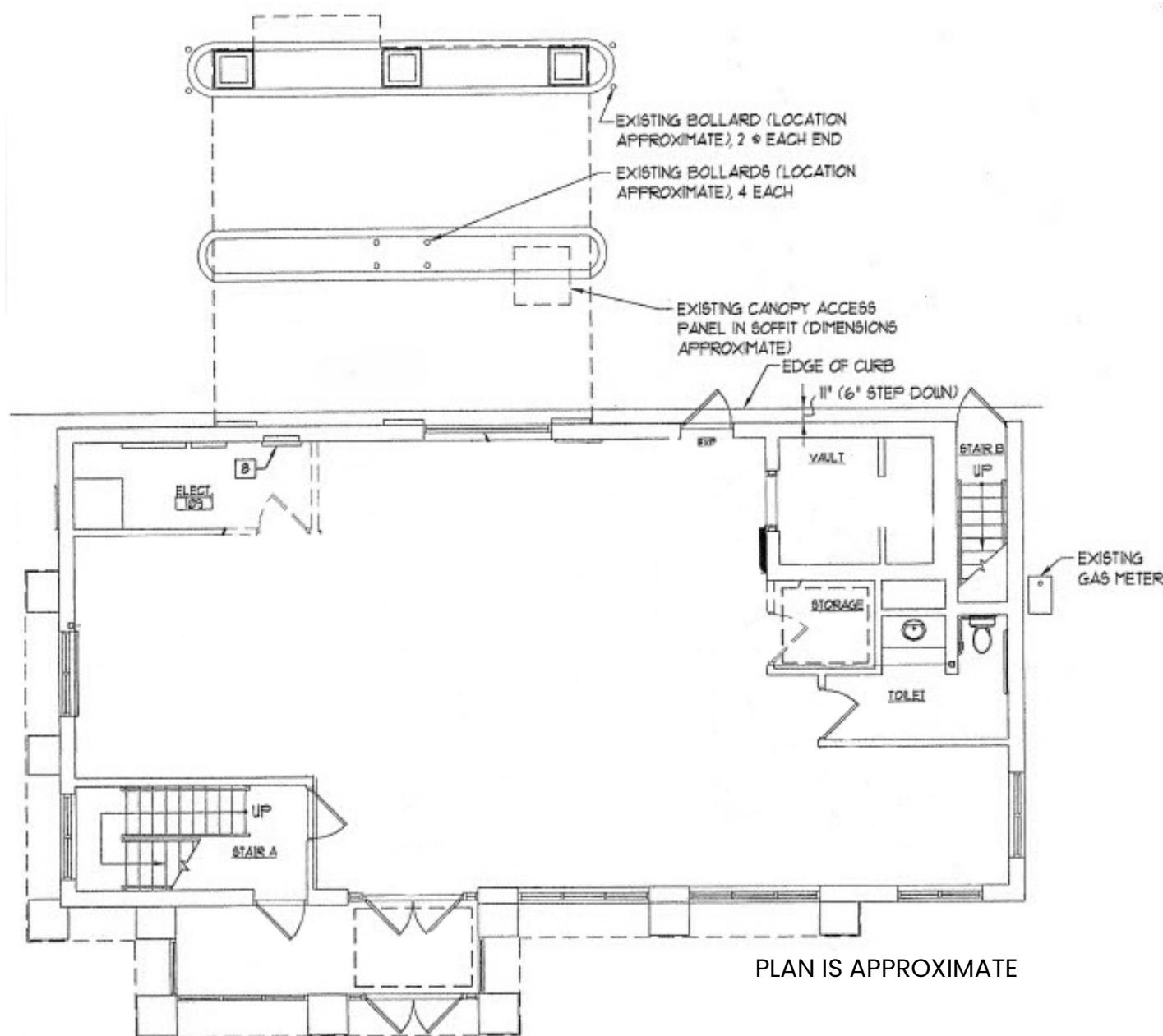
Approved Uses: medical & dental clinics, banks, drug store, restaurants (W/ and W/O drive thru), marijuana dispensary, professional office, med spa, personal services

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

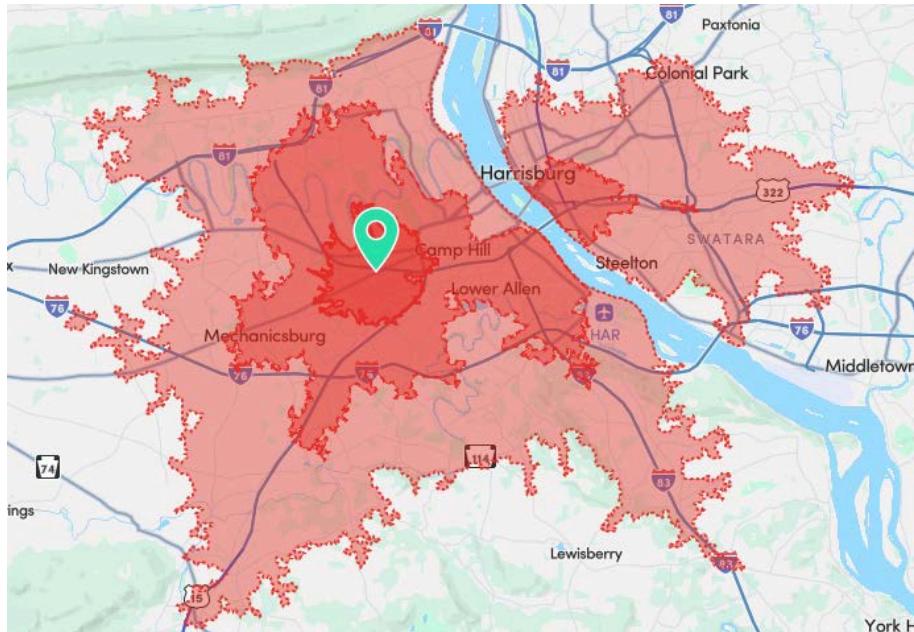
FIRST FLOOR - CURRENT BUILDOUT



FIRST FLOOR - OPEN PLAN



DEMOGRAPHICS MAP

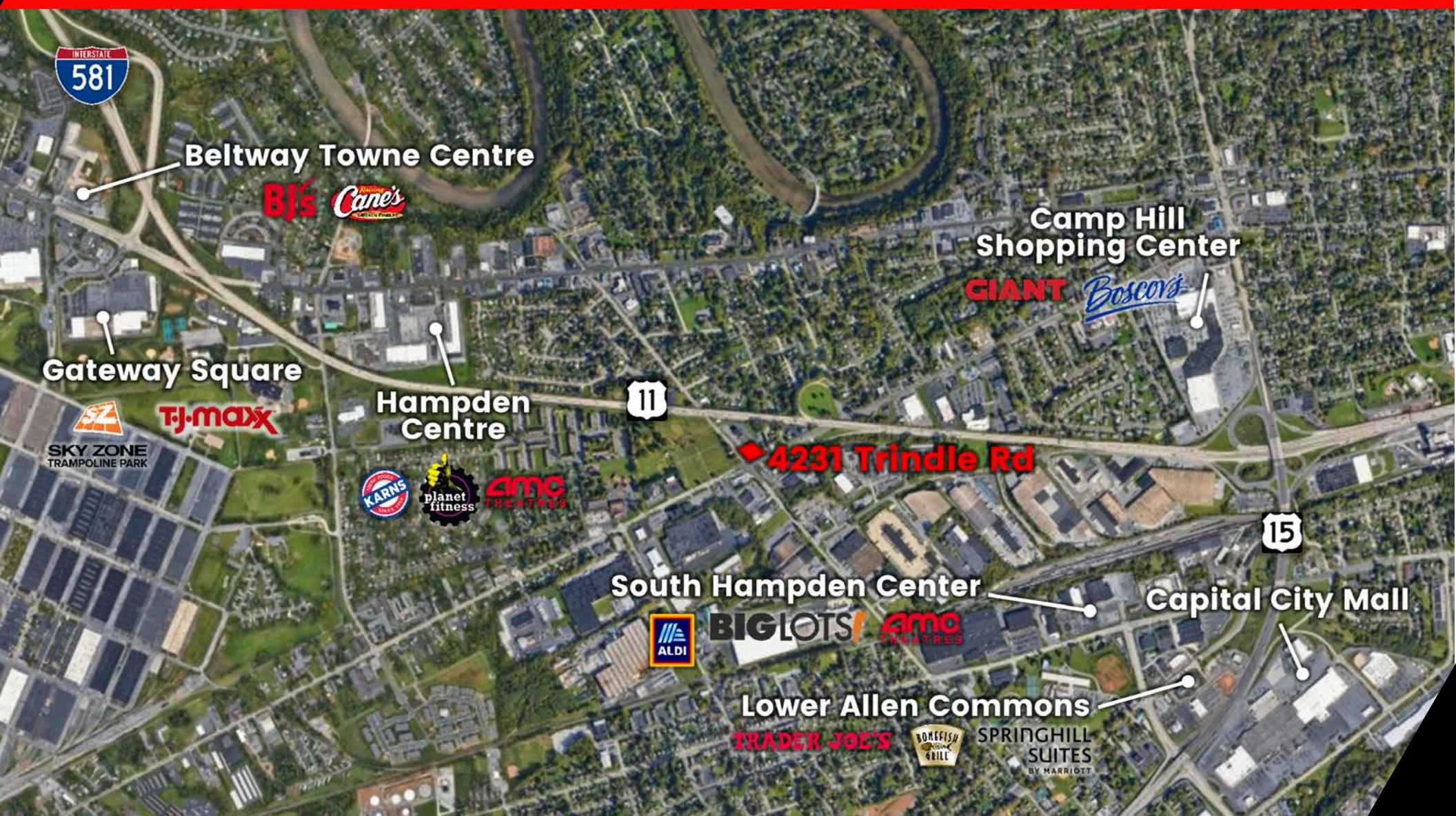


POPULATION	5 MIN	10 MIN	15 MIN
Total Population	11,388	110,282	280,424
Workday Population	16,640	111,650	296,068
Total Housing Units	5,618	48,124	121,229
Average Household Value	\$276,050	\$286,120	\$287,831
Average Household Income	\$101,527	\$111,223	\$105,717

Demographic data derived from AlphaMap

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