

110 SPORTING HILL RD, MECHANICSBURG

CAMPBELL
Commercial Partners LLC

1,500 – 3,350+/- RETAIL
FOR LEASE



525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

ARTHUR CAMPBELL
717.737.6161
art@acampbell.net

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.

LEASE

OFFERING SUMMARY

Available SF: 1,500+/-
1,850+/-
*can be combined for 3,350+/- SF

Lease Rate: \$20 - 23 SF/Yr

Lot Size: 1.53 Acres

Parking Spaces: 47 +/-

Zoning: CL - Commercial Limited

PROPERTY HIGHLIGHTS

- Adjacent to Gilligan’s Restaurant and Hampden Centre, a 243,000 SF shopping center anchored by KARNS Food, Planet Fitness and AMC CLASSIC Hampden 8.
- Visible from the Carlisle Pike and PA-581

PROPERTY DETAILS

Building SF: 12,325 +/-

Available SF: 1,500 - 3,350 +/-

Lease Rate: \$20 - \$23 SF/Yr

Space Type: Retail

Number of Floors: One

Heat: Yes

Air Conditioning: Yes

Ceiling Height: 13'+ to deck

Signage: Building Signage

Gas/Water/Sewer: Public

Electric Supplier: PPL

Parking: 47 +/-

Lot Size: 1.53 Acres

Flood Zone: Zone X - “Area of Minimal Flood Hazard”

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.

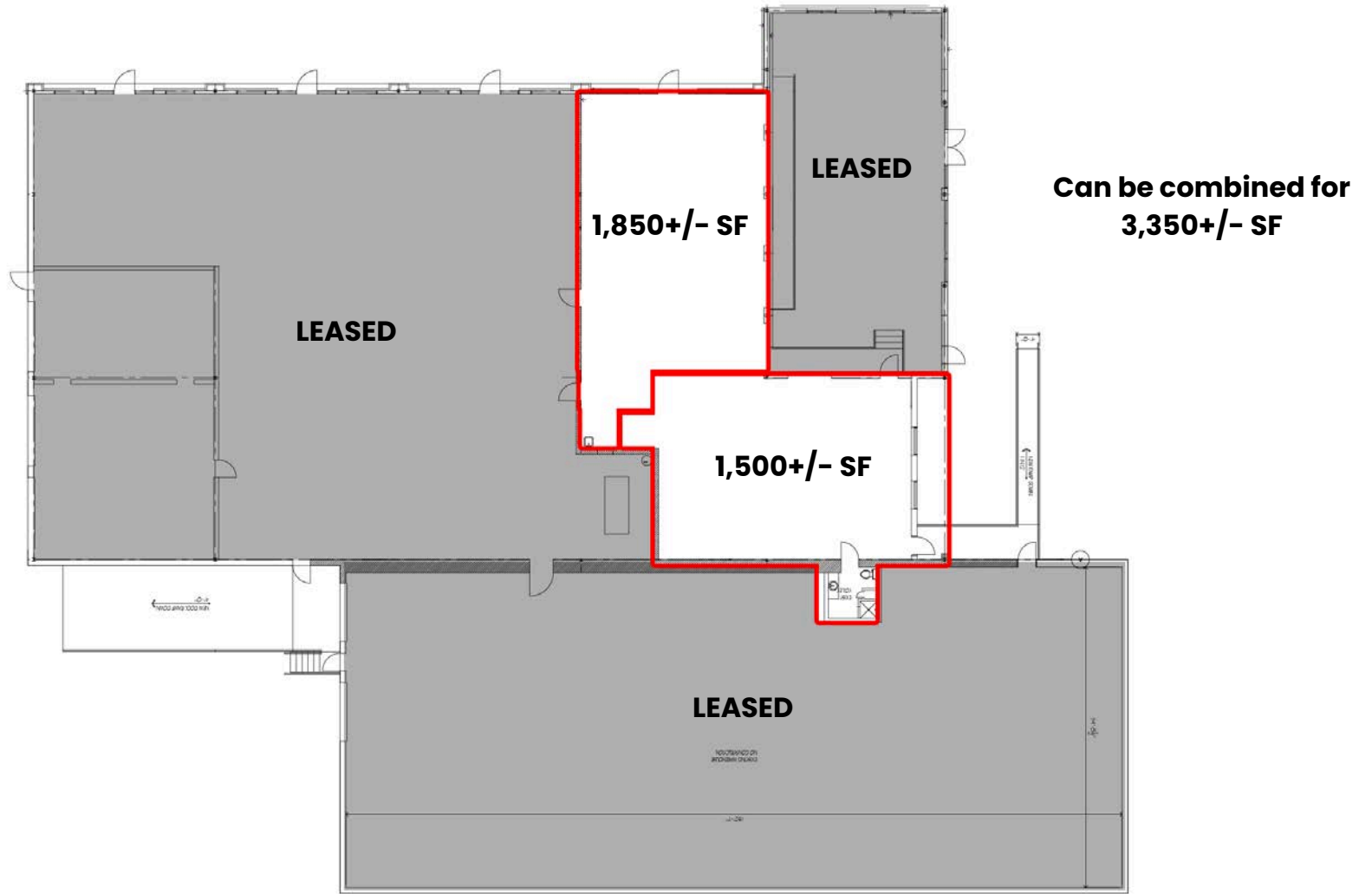


525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

ARTHUR CAMPBELL
717.737.6161
art@acampbell.net

FLOOR PLAN



PLAN IS APPROXIMATE

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.

CARPET & TILE MART
FLOORING SUPERCENTERS

DURBAR CUISINE

SULTAN BAZAR

my GYM
CHILDREN FITNESS CENTER

JJ
JIMMY JOHNS

Little Caesars

MERMAID'S NECK
TATTOO PARLOR

cricket wireless

Tobacco King

CommunityAid
THRIFT STORE & DONATION CENTER

RITE AID

First National Bank

REDD'S
SMOKEHOUSE BBQ

CARLISLE PIKE VPD 27,200

CVS

Patient First

Gilligan's
BAR & GRILL

581
VPD 60,300

SPORTING HILL RD
VPD 17,200

Hampden Centre

AMC THEATRES

KARNS
FRESH FOODS SINCE 1974

planet fitness

goodwill

DOLLAR TREE

Mr. Sticky's
BURGERS and FRIES

FIVE GUYS
BURGERS and FRIES

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.

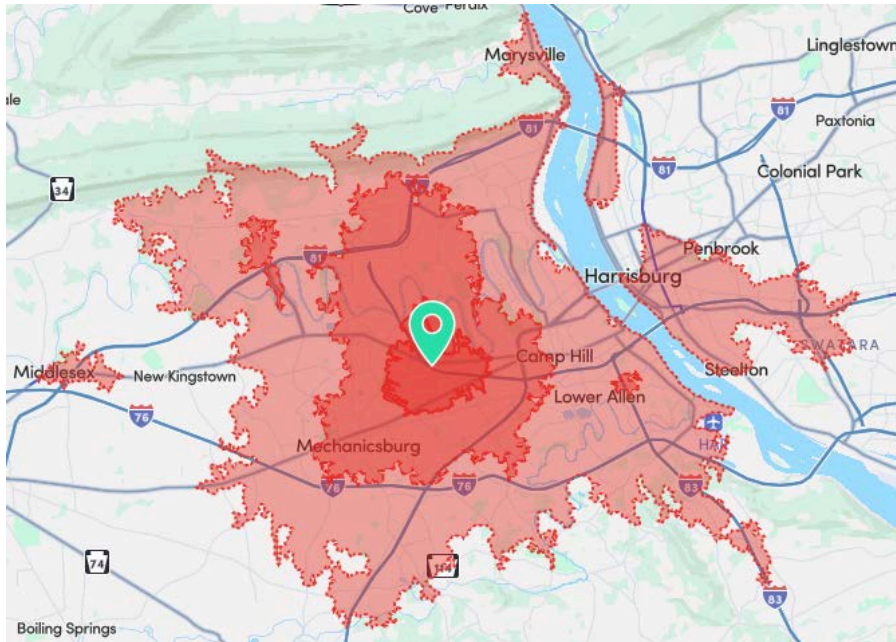
CAMPBELL
Commercial Partners LLC

525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

ARTHUR CAMPBELL
717.737.6161
art@acampbell.net

DEMOGRAPHICS MAP



POPULATION	5 MIN	10 MIN	15 MIN
Total Population	7,251	62,400	195,324
Workday Population	10,373	67,746	210,446
Total Housing Units	3,141	27,137	83,631
Average Household Value	\$351,866	\$331,399	\$323,621
Average Household Income	\$131,029	\$125,756	\$110,898

Demographic data derived from AlphaMap

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.



525 N. 12th Street, Suite 203
 Lemoyne, PA 17043
 717.737.6161
www.acampbell.net

LARRY KOSTELAC
 717.645.9563
larry@acampbell.net

ARTHUR CAMPBELL
 717.737.6161
art@acampbell.net