



CAPITAL CITY PLAZA

3401 HARTZDALE DRIVE, CAMP HILL, PA

PRIME RETAIL ACROSS FROM THE CAPITAL CITY MALL



CAPITAL CITY PLAZA

PREMIER RETAIL INLINE SUITES

3401 HARTZDALE DRIVE
CAMP HILL, PA

Offering Summary

LEASE AVAILABILITY

Lease Availability	4 Suites
Studio Sublease	2 Suites
Total SF Available	± 760 - ± 3,600 SF
Lease Rate	\$16.00 per SF / Year
CAM	\$3.00 per SF / Year

LOCATION

Municipality	Lower Allen Township
County	Cumberland County
Points of Entry	4, 1 Signalized

ZONING

Zoning	C-4 Regional Commercial
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JOIN TENANTS:



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present Capital City Plaza, a key player in the ongoing revitalization of Lower Allen Township's retail corridor. Recently renovated, the plaza is strategically situated across from the busy Walmart Supercenter and the newly expanded Capital City Mall, home to popular destinations like the revamped Dave & Buster's and other national retailers. With the nearby addition of Lower Allen Commons, featuring the region's first Trader Joe's, this area continues to experience significant growth. The plaza's prime location also offers seamless access to major highways, positioning it within a thriving commercial hub.

PROPERTY HIGHLIGHTS

- Monument with electronic signage on Hartzdale Drive visible ± 10,000 cars per day
- Signalized entrance across from Walmart Supercenter and Capital City Mall
- Ideal for retail, medical/services, restaurants & home goods
- Easy access to US 11/15 and Capital Beltway

MAJOR RETAILERS NEARBY:



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

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PROPERTY DETAILS

Building Size	105,560 SF
Lot Size	12.08 AC
Building Class	B+
Tenancy	Multi
Occupancy	90%
Number of Floors	1
Restrooms	In-Unit
Year Built	1988, Exterior renovations 2022

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Metal
Power	100 Amp: 240 Volt
HVAC	In All Units
Parking	In-Common 458 Spaces 15 Designated ADA
Security	Per Unit/Tenant
Signage	Monument with Electronic Marquee

MARKET DETAILS

Cross Streets	Hartzdale Drive & Lower Allen Drive
Traffic Count @ Intersection	10,218 ADT
Municipality	Lower Allen Township
County	Cumberland County
Zoning	C-4 Regional Commercial
Ideal Users	Retail, Entertainment, QSR, Services, etc.

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Location



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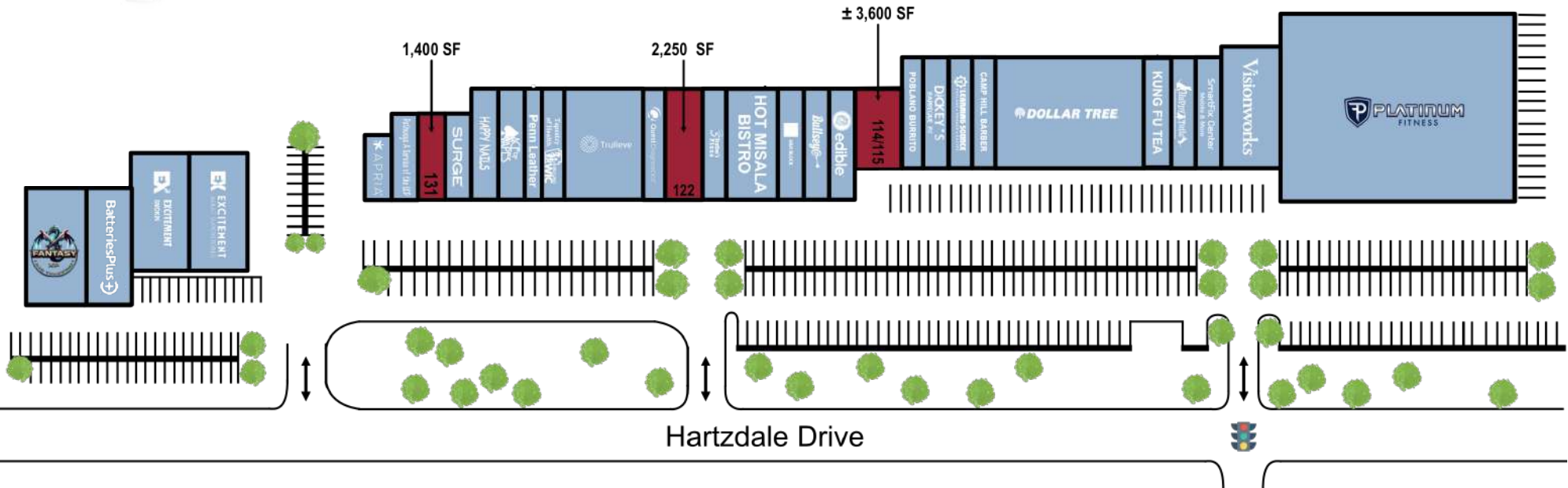


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Lease Availability



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
131	1,400 SF	\$16.00 per SF/yr	NNN	Currently built out as a cafe with a kitchen and open seating area.
122	2,250 SF	\$16.00 per SF/yr	NNN	Previously a dentist's office, this space is currently built out with multiple private offices and two bathrooms. It's well-suited for an aesthetician, wellness services, or professional office use, offering a versatile layout ready for your business
114/115	± 3,600 SF	\$16.00 per SF/yr	NNN	Formerly used by an installation company, this space is ideal for a retail display store, professional office, or daycare. It features an open front area, multiple office/conference rooms, a large break room with a kitchenette, and two bathrooms.

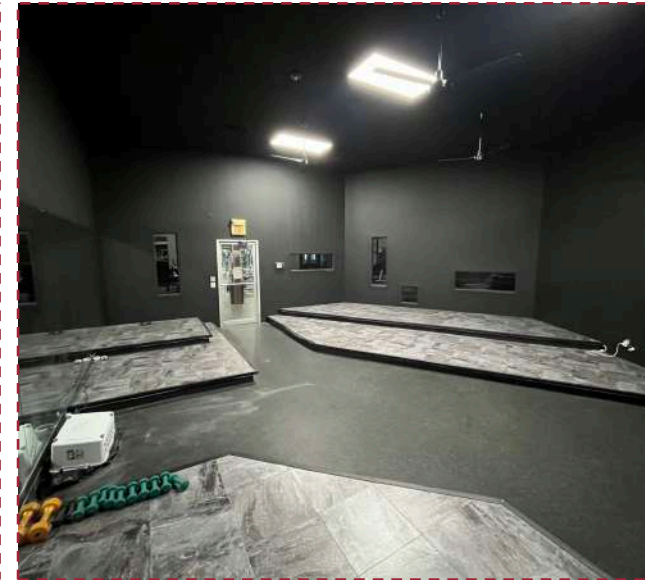


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Sublease Availability



SUITE	SIZE	LEASE RATE	DESCRIPTION
1	800 SF	NEGOTIABLE	Former racquetball space, now a completely open area, perfect for fitness or health/wellness professionals. Currently set up for workout machines, this versatile space is ready to be transformed to suit your unique vision, whether it's for personal training, group classes, or a wellness studio
2	760 SF	NEGOTIABLE	Brand new spin room , fully equipped with dedicated staging for spin bikes, offering an ideal setup for instructors looking to create a dynamic and motivating class atmosphere.



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DEMOGRAPHICS

Population	7,639	64,732	181,331
Households	2,088	27,346	76,009
Average Household Income	\$83,779	\$116,883	\$104,834
Businesses	374	3,467	7,856
Employees	5,685	44,837	116,800

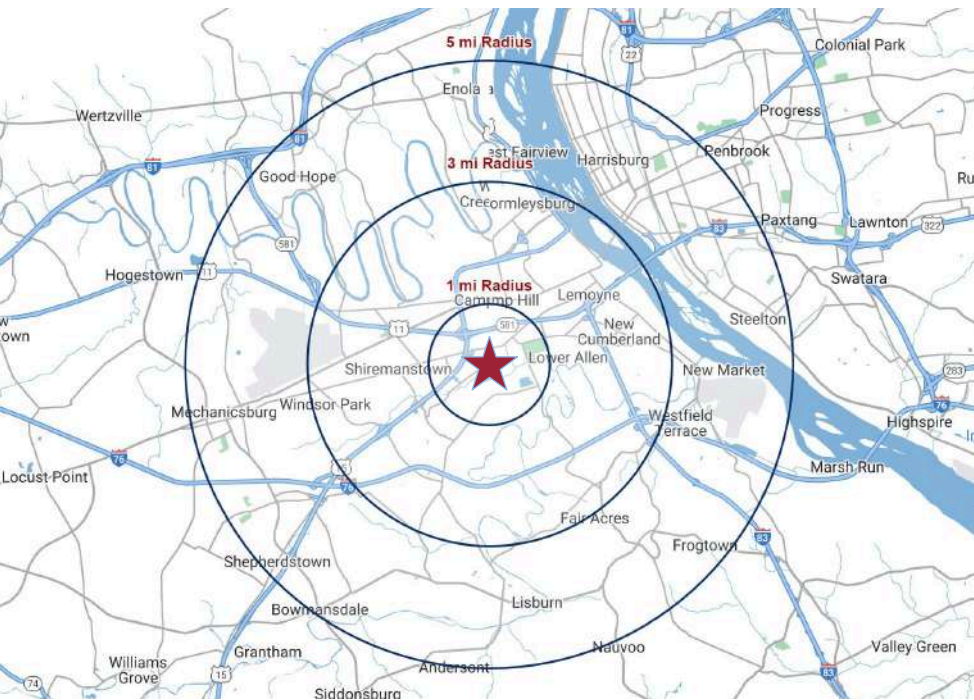
Demographics and Trade Area

Lower Allen Township, PA, is an ideal location for retail tenants, offering a strong mix of shopping, dining, and entertainment options. The area has a steadily growing population, with a mix of young professionals, families, and retirees, contributing to a diverse customer base. The median household income in the township is above the national average, indicating strong purchasing power among residents. Additionally, the township benefits from a well-educated population, with a significant percentage holding college degrees, which supports demand for a variety of retail, dining, and entertainment options.

The township's strategic location to the East and West Shores, all major transportation routes, along with proximity to the Pennsylvania Turnpike, ensures excellent accessibility. With a growing population, a business-friendly environment, and regular community events, Lower Allen provides a dynamic and supportive setting for retail businesses.

HIGHLIGHTS

- Lower Allen offers a steady stream of foot traffic from a variety of national retailers and entertainment venues
- Conveniently located near Interstates 83 and 581 and the Pennsylvania Turnpike, ensuring easy access for customers and efficient logistics for businesses
- A growing population with strong purchasing power, including young professionals, families, and retirees, creating a broad and dynamic customer base
- A wide range of dining options, from casual eateries to upscale restaurants, enhances the area's appeal as a dining destination



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Lower Allen Township Retail Landscape



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