

RETAIL

redevelopment

PROGRESS RENDERING

3224

MARKET STREET CAMP HILL, PA



LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com

3224 Market Street, Camp Hill, PA 17011

High profile retail redevelopment on Camp Hill Bypass



The former Rite Aid Pharmacy at 3224 Market Street is set for an exciting transformation into a modern four-to-six unit retail building, enhancing the area's commercial appeal and bringing new energy to an already thriving corridor. Positioned at one of the most prominent intersections on the West Shore, this redevelopment will offer businesses unparalleled visibility, accessibility, and the opportunity to serve a dynamic consumer base.

FUTURE RETAIL AVAILABILITY

- MULTI-TENANT RETAIL SUITES 1,314 - 11,614 SF For Lease

Various combinations of suites result in a wide range of possible sizes and configurations.

NEARBY



MISSION BBQ
The American Way



BARNES
& NOBLE



PeoplesBank



Boscov's

GIANT



Dental 365

five BELOW



Staples



CHASE



CORELIFE
EATERY



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PROJECT ABSTRACT



DEVELOPMENT HIGHLIGHTS

- **Versatile Space** – Designed to accommodate a mix of retail, service, medical, and dining tenants.
- **Strategic Redevelopment** – A high-profile upgrade that will modernize the property and enhance the surrounding commercial landscape.
- **Exceptional Visibility** – Positioned at a key intersection, offering strong signage opportunities and exposure to consistent traffic (32, 307 ADT).
- **Premium Market Positioning** – Adds value and prestige to an already sought-after retail hub in Camp Hill.

PROGRESS RENDERING



LEASE AVAILABILITY

LEASE RATE	Negotiable
BUILDING SIZE	14,600 SF
LOT SIZE	1.69 AC
LEASABLE SPACE	1,314 - 11,614 SF

LOCATION

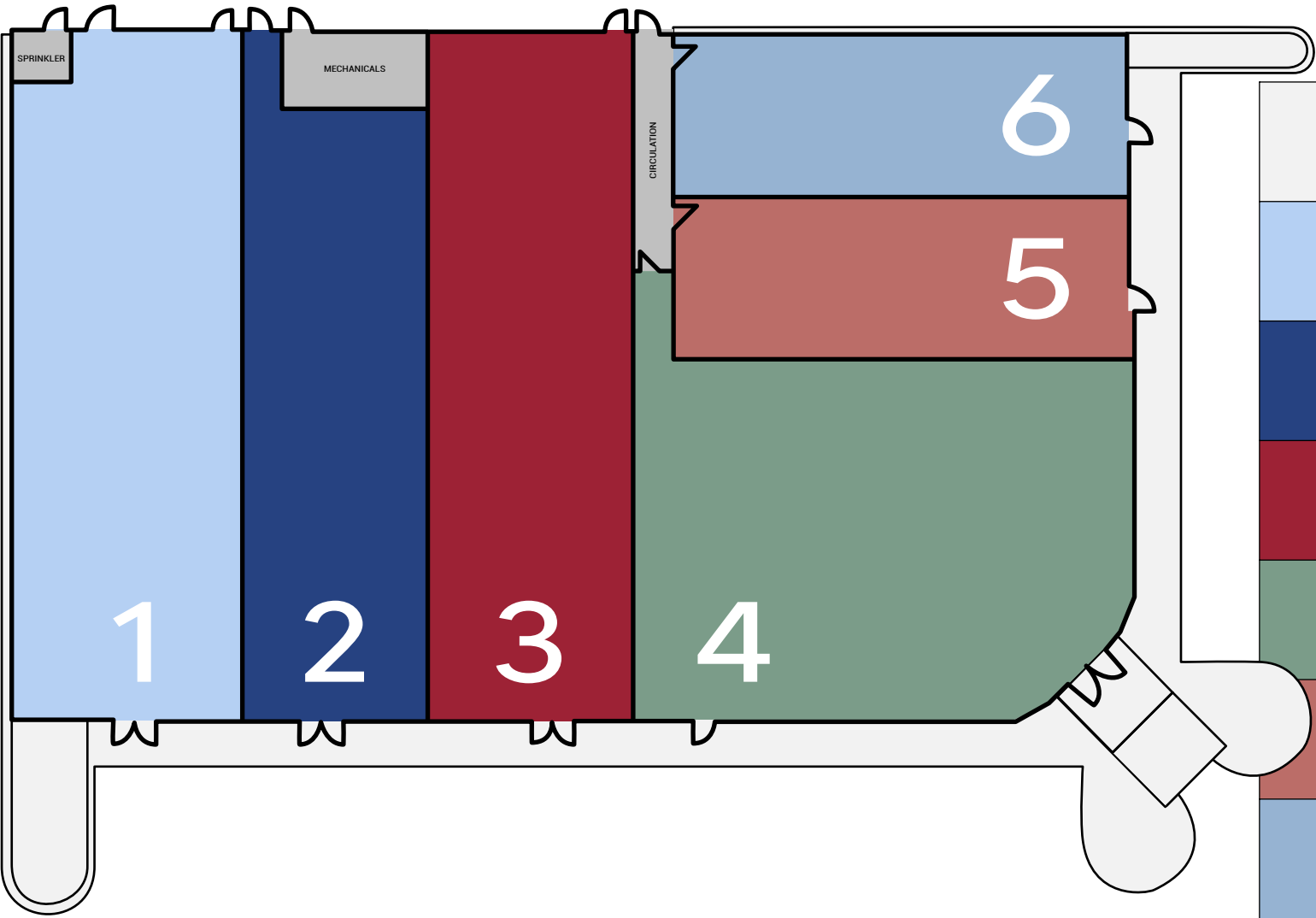
Municipality	Camp Hill Borough
County	Cumberland County
Parking	± 60 Spaces

ZONING

Zoning	Commercial General
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CONCEPTUAL REDEVELOPMENT SITE PLAN



SPACE	AVAILABLE SF
1	± 2,808 SF
2	± 2,122 SF
3	± 2,588 SF
4	± 3,324 SF
5	± 1,314 SF
6	± 1,334 SF

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LOCATION - *West*



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LOCATION - North



HARRISBURG →

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LOCATION - Regional



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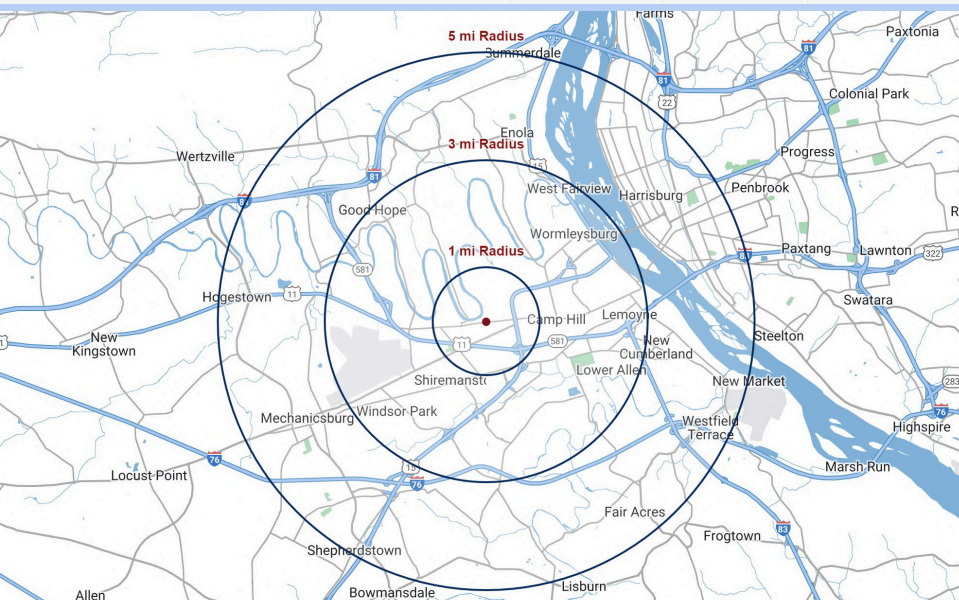
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,409	76,693	176,355
Households	5,008	32,023	73,023
Average Household Income	\$78,225	\$105,227	\$98,702
Businesses	521	2,913	7,446
Employees	5,156	38,445	123,923



LOCATION & DEMOGRAPHICS

The 32nd St and Market St corridor, known as the Camp Hill Bypass, is a thriving retail hub featuring a strong mix of national retailers, dining, and services. Anchored by several major shopping centers, the area is one of the region's premier commercial destinations. Camp Hill Shopping Center serves as a focal point with Giant Food Stores, Panera Bread, Boscov's, and Barnes & Noble, while nearby Capital City Mall strengthens the retail mix with anchors like Macy's, JCPenney, and Dick's Sporting Goods, along with a variety of specialty retailers.

Ongoing development continues to expand the area's offerings. Lower Allen Commons introduced the region's first Trader Joe's, along with a Chick-fil-A and SpringHill Suites, enhancing its appeal as a prime shopping and dining destination. Meanwhile, the Carlisle Pike corridor continues to thrive with major retail investments, including Beltway Towne Centre, a 15.44-acre development that will be home to a nearly 100,000-square-foot BJ's Wholesale Club. This project will introduce new national brands and dining experiences, reinforcing the area's position as a key retail and commercial hub.

With seamless access to US-15, a primary artery to Downtown Harrisburg (State Capital Complex) and close proximity to I-81 and I-83, the Camp Hill Bypass offers high visibility, strong consumer traffic, and a well-established retail presence, making it a prime location for businesses seeking to capitalize on Central Pennsylvania's growing market.

WHAT'S NEARBY...



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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



HARRISBURG

CARLISLE

STATE COLLEGE

YORK

ALLENTOWN

GETTYSBURG

HAZLETON

LEBANON

HAGERSTOWN

LANCASTER

CHAMBERSBURG

HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

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We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.