

OAKHURST PLAZA

4402 Oakhurst Blvd. | Harrisburg, PA 17110



LEASE

Property Overview

Oakhurst Plaza is a 113,039 square-foot Power Train anchored retail shopping center centrally located in Harrisburg, Pennsylvania, situated at a signalized intersection along Linglestown Road (20,000 VPD). The center is anchored by a high performance Power Train and includes other leading national and local retailers such as Dollar Tree, Oakhurst Beverage, and Christopher's Pizza, just to name a few. With its traffic generating tenant lineup, Oakhurst Plaza is one of the primary shopping destinations along the Linglestown Road corridor in the Harrisburg, PA market.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Oakhurst Plaza is strategically positioned with significant frontage in one of the market's primary retail corridors, Linglestown Road (Route 39). The center benefits from the high-volume traffic flow of Linglestown Road, which is one of the area's heaviest traveled roadways. Oakhurst Plaza acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With high concentration of traffic driven by the anchor tenant within the center, as well as the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.



Trade Area

Adding to the stability of the project, Oakhurst Plaza shows a 15-minute drive time demographic of over 284,104 people with household incomes of more than \$80,567 and daytime employment demographics equally as strong with 201,451. The demographics within a 5-mile radius include 121,779 people in 53,750 homes, a labor force of 77,620 with an average household income of \$74,567. The area's growth since 2000 has increased over 12.2% with 6,577 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	39,870	139,173	224,280
TOTAL EMPLOYEES	22,321	85,737	137,697
AVERAGE HHI	\$128,620	\$98,498	\$102,899
TOTAL HOUSEHOLDS	16,707	58,631	93,193

TRAFFIC COUNTS:
Linglestown Road - ± 20,000 VPD



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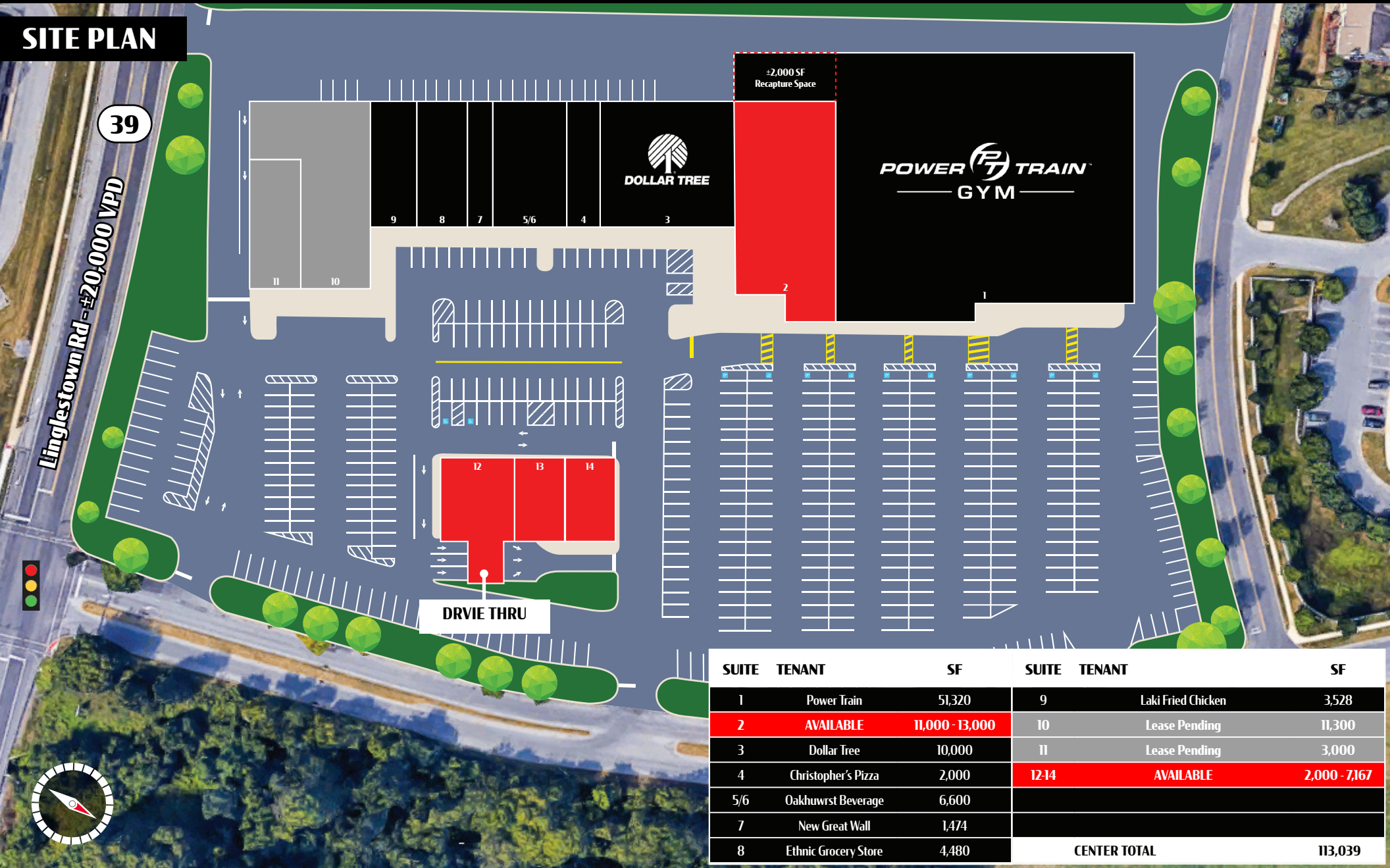
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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
1	Power Train	51,320	9	Laki Fried Chicken	3,528
2	AVAILABLE	11,000 - 13,000	10	Lease Pending	11,300
3	Dollar Tree	10,000	11	Lease Pending	3,000
4	Christopher's Pizza	2,000	12-14	AVAILABLE	2,000 - 7,167
5/6	Oakhurst Beverage	6,600			
7	New Great Wall	1,474			
8	Ethnic Grocery Store	4,480			
CENTER TOTAL					113,039



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MARKET AERIAL



Blue Mountain Commons

- GIANT
- CHIPOTLE MEXICAN GRILL
- PNC
- FINE WINE & GOOD SPIRITS
- SUPERCUTS
- SALADWORKS

Village of Oakhurst Shopping Center

- BRIDGES
- DOLLAR TREE
- POWER TRAIN
- Oakhurst Beverage

Blue Ridge Village

- ALDI
- SHINY SHELL CARWASH
- JOJOY MIXES
- AT&T
- Tide Cleaners

Forest Hills Commons

- weis
- First National Bank
- PAPA JOHN'S PIZZA

Susquehanna Union Green

276 MULTIFAMILY UNITS / 40 HOMES BUILT

- Wendy's
- BURGER KING
- BERKSHIRE HATHAWAY
- POTATO COOP

Bennett Williams

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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
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NEW JERSEY OFFICE:

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

