

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	39,606	127,579	212,608
TOTAL EMPLOYEES	27,138	87,100	155,466
AVERAGE HHI	\$99,547	\$80,029	\$80,773
TOTAL HOUSEHOLDS	16,663	53,453	88,263

TRAFFIC COUNTS:
Linglestown Road - ± 20,000 VPD



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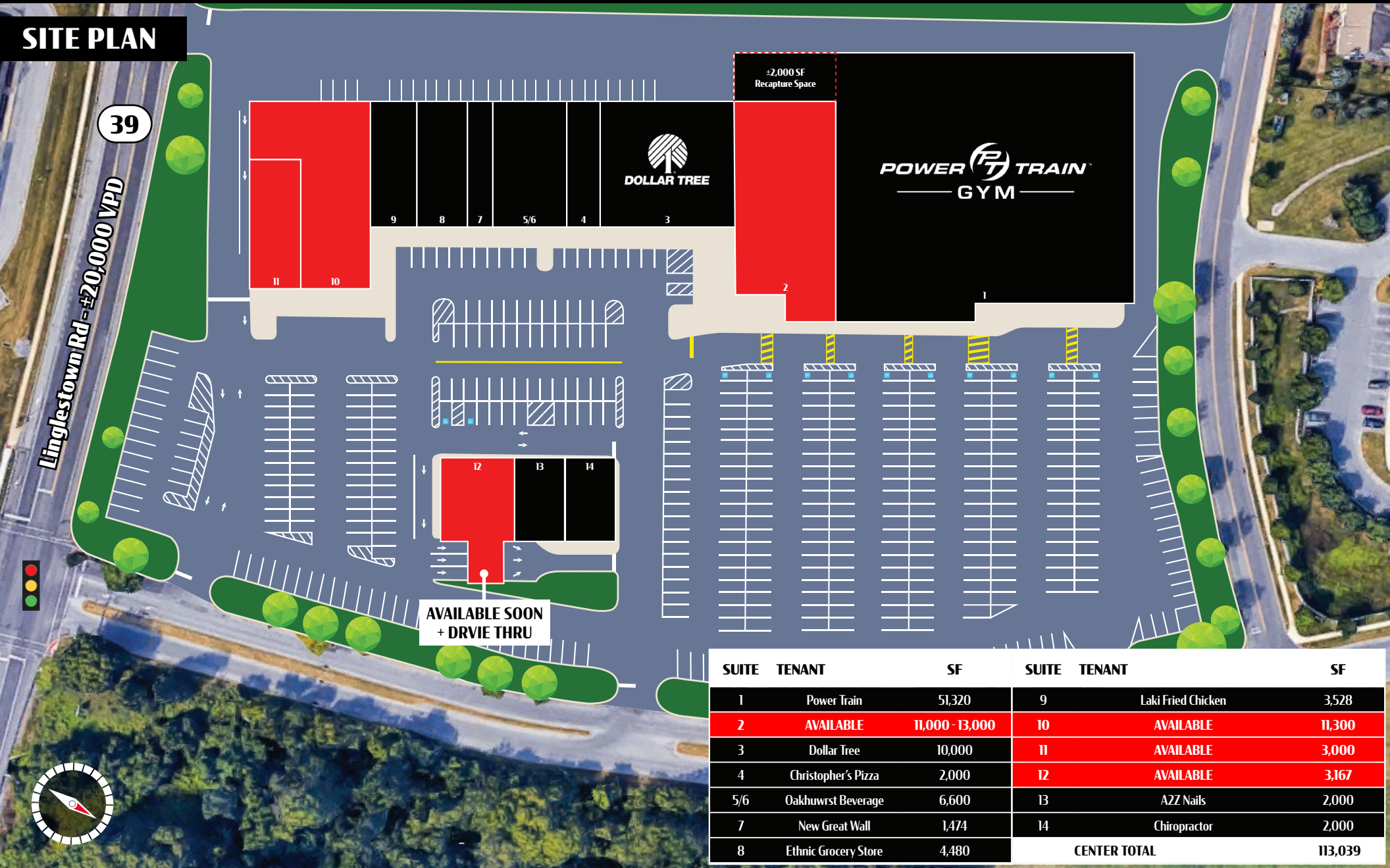
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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
1	Power Train	51,320	9	Laki Fried Chicken	3,528
2	AVAILABLE	11,000 - 13,000	10	AVAILABLE	11,300
3	Dollar Tree	10,000	11	AVAILABLE	3,000
4	Christopher's Pizza	2,000	12	AVAILABLE	3,167
5/6	Oakhurst Beverage	6,600	13	A2Z Nails	2,000
7	New Great Wall	1,474	14	Chiropractor	2,000
8	Ethnic Grocery Store	4,480	CENTER TOTAL		113,039

39

Linglestown Rd - ±20,000 VPD



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MARKET AERIAL



Village of Oakhurst Shopping Center

- 5 BRIDGES
- DOLLAR TREE
- POWER TRAIN
- Oakhurst Beverage

Blue Ridge

- Tide Cleaners
- Starbucks
- AT&T
- Jenny Mike's
- Great Clips
- LINKBANK

Blue Mountain Commons

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

Beaufort Plaza

- Quest Diagnostics
- DOLLAR GENERAL

- RITE AID
- GODDARD SCHOOL FOR CARE-ENRICHED DEVELOPMENT
- M&T Bank
- M MEMBERS
- UPMC
- Davita
- Susquehanna Union Green
- Landspark

The UPS Store

Ritas

CVS pharmacy

SHEETZ

weis

UPMC

First National Bank

DUNKIN'

AROOGA'S GRILLE HOUSE & SPORTS BAR

PAPA JOHN'S

Stauffers OF KISSEL HILL

ExtraSpace Storage

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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COMMERCIAL REAL ESTATE

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3528 Concord Rd.
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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.

