

FOREST HILLS — COMMONS —

2320, 2340, 2360, 2380 Colonial Road | Harrisburg, PA 17112

For Lease
±1,172 - 17,550 SF



Nearby **weis** **SHEETZ**  **DUNKIN'** **ARCOGA'S**
GRILLE HOUSE & SPORTS BAR

Forest Hills Commons is now leasing an under construction 72,138 square-foot anchored neighborhood center with professional services, medical, restaurant and retail centrally located in Harrisburg, Pennsylvania. The project is situated along Linglestown Road (±21,000 VPD) and Colonial Road. Forest Hills Commons has signaled ingress/egress along Colonial Road, giving consumers convenient access to and from the project. Join a newly built daycare center, with inline spaces that can accommodate tenants up to +/- 40,000 square-feet as well as smaller pads that can accommodate small shop or free-standing tenants.



Abe Khan | Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com | Retail Brokerage. **Redefined.**

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Location

Forest Hills Commons is strategically positioned with significant frontage along one of the market's primary retail corridors, Linglestown Road. The center benefits from the high traffic flow of Linglestown Road, which is one of the heaviest traveled roadways in the market. Linglestown Road acts as one of the focal points for retail in Harrisburg, with a trade area that extends more than 10 miles, attracting a vast customer base from the surrounding market points.



Trade Area

Adding to the stability of the project, Forest Hills Commons shows a 15-minute drive time demographic of over 268,155 people with household incomes of more than \$86,465 and daytime employment demographics equally as strong with 196,894. The demographics within a 10-mile radius include 304,996 people in 128,590 homes, a labor force of 247,195 with an average household income of \$88,605. The area's growth since 2000 has increased over 12.4% with 15,695 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,716	54,849	68,700
TOTAL EMPLOYEES	19,291	26,148	27,976
AVERAGE HHI	\$74,519	\$81,139	\$81,611
TOTAL HOUSEHOLDS	13,586	22,408	27,979

TRAFFIC COUNTS:

Linglestown Road - ±21,000 VPD | Colonial Road - ±5,000 VPD

New Facade



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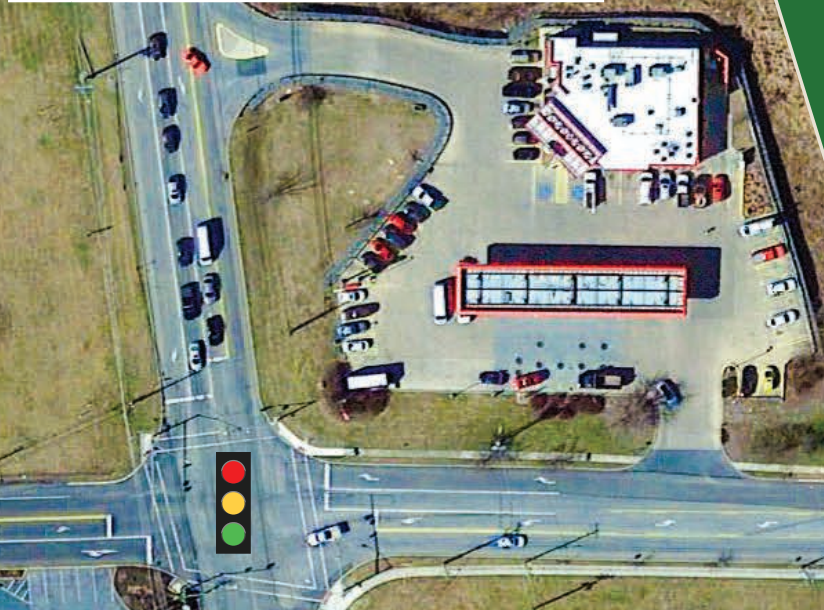
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Site Plan

#	TENANT	SUITE	AREA (SF)
		2320	
A	Nature & Nurture Daycare		7,500
B	AVAILABLE - SPACES CAN BE DIVIDED		9,240
		2340	
A	AVAILABLE		17,550
B	AVAILABLE		14,400
C	AVAILABLE		6,760
D	AVAILABLE		2,040
		2360	
A	Blue Mountain Veterinarian Care		3,600
B	AVAILABLE		1,172
		2380	
A	AVAILABLE		3,266
B	AVAILABLE		3,266
C	AVAILABLE		3,266
CENTER TOTAL			72,138



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Market Aerial



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