



SWATARA SQUARE

6301 Grayson Road | Harrisburg, PA 17111

FULLY LEASED



Join National Retailers:

Nearby Retailers:



ACTIVE MEMBER OF:

For More Information:

Dave Nicholson | Brad Rohrbaugh | Chad Stine

717.843.5555

www.bennettwilliams.com

Office Locations:

York Office: 3528 Concord Rd. York, PA 17402

Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341

Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

NJ Office: 309 Fellowship Rd, Suite 200 Mt. Laurel, NJ 08054

COMMERCIAL REAL ESTATE



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PROJECT

Swatara Square is a 103,783 square-foot Giant anchored retail shopping center centrally located in Harrisburg, Pennsylvania along Rt 322 (51,000 VPD). Swatara Square has with signalized access shared with Wal Mart & Aldi. Swatara Square has various opportunities available both with good visibility and signage.

LOCATION

Swatara Square is strategically positioned with significant frontage in the market's primary retail corridor along Rt 322 with signalized access. The center benefits from the high-volume traffic flow of Rt 322, which is one of the area's heaviest traveled roadways. Rt 322 acts as a focal point for retail, with a trade area that extends more than 7 miles, attracting a vast customer base. With the high concentration of traffic and strong demographic backing, 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, Swatara Square shows a 20-minute drive time demographic of over 467,752 people with household incomes of more than \$81,322 and daytime employment demographics equally as strong with 324,198. The demographics within a 10-mile radius include 343,786 people in 144,498 homes, a labor force of 266,109 with an average household income of \$78,581. The area's growth since 2000 has increased over 9% with 6,929 new homes.



TRAFFIC COUNTS: Paxton Street (Rt 322): ±51,000 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	87,925	142,471	200,671
TOTAL EMPLOYEES	42,690	73,703	95,092
AVERAGE HHI	\$67,365	\$76,120	\$80,321
TOTAL HOUSEHOLDS	33,757	55,799	78,471



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TENANT ROSTER

SUITE	TENANT	SIZE (SQ FT)
A102	Worknet	4,800
A114	Elevape	840
A126	Fine Wine & Spirits	5,200
A130	Tobacco Shop	2,820
A132A	Metro Pcs	1,020
A132B	Worldwide Staffing	1,280
A142	Inside Track	1,600
A146	Lensmark	1,600
A150	Joy Cleaners & Tailoring	1,600
A154	China Wok	1,600
A158	Vincenzo's Pizza	1,600
A164	Wish Nails	1,420
A166	Traditional Barber Cuts	980
A170	Matress Warehouse	5,614
B101	Cvs	11,840
C101	Beer Zoo	4,000
D101	Giant	51,779
E101	Jersey Mikes	2,200
E102	Starbucks	2,000

TOTAL

103,783



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