

SWATARA SQUARE

6301 GRAYSON ROAD | HARRISBURG, PA | 17111

FOR **LEASE**
±840 SF



Project Overview

Swatara Square a 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 Walmart & Aldi. Swatara Square has various opportunities available both with good visibility and signage.



Dave Nicholson | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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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 322, which is one of the area's heaviest traveled roadways. 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.



POPULATION

1 MILE- 87,925
3 MILE- 142,471
5 MILE- 200,671



EMPLOYEES

1 MILE- 42,690
3 MILE- 73,703
5 MILE- 95,092



AVERAGE HHI

1 MILE- \$67,365
3 MILE- \$76,120
5 MILE- \$80,321



HOUSEHOLDS

1 MILE- 33,757
3 MILE- 55,799
5 MILE- 78,471



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SITE PLAN



TENANT ROSTER

SUITE	TENANT	SIZE (SQ FT)
A102	Worknet	4,800
A104	AVAILABLE	840
A126	Fine Wine & Spirits	5,200
A130	Tobacco Shop	640
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	Mattress Warehouse	5,614
B101	CVS	11,840
C101	Beer Zoo	4,000
D101	Giant	51,779
E101	Jersey Mike's	2,200
E102	Starbucks	2,000
TOTAL		103,783



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER 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.

