

# CLERMONT PLAZA

600 N. Mountain Road | Harrisburg, PA | 17112

± 14,524 SF AVAILABLE | FOR LEASE



## PROJECT

Clermont Plaza is a 28,345 square foot, neighborhood retail center situated along North Mountain Road in Harrisburg, PA. The project features a 14,524 square foot, former grocery store with great exposure along the main access point, North Mountain Road. Clermont Plaza features one point of access, which is also signalized. The property offers signage along the N. Mountain Road side of the building, as well as a placard on the pylon sign.

## LOCATION

Clermont Plaza is conveniently situated along North Mountain Road in Harrisburg, PA. The property's positioning allows for quick access to major Central PA including I-81 and Route 22 (Jonestown Road). Within a 10 mile radius of the shopping center includes Hershey Park, Harrisburg International Airport, and Central Pennsylvania's only Dave & Buster's.

## TRADE AREA

Adding to the stability of the project, Clermont Plaza shows a 20-minute drive time demographic of over 388,647 people with household incomes of more than \$82,929 and daytime employment demographics equally as strong with 283,131. The demographics within a 10-mile radius include 298,882 people in 129,434 homes, a labor force of 232,334 with an average household income of \$80,480. The area's growth over the last 10 years has increased over 13.7% with 17,728 new homes.



POPULATION		3 MILES - 40,899	EMPLOYEES		3 MILES - 33,463
		5 MILES - 97,332			5 MILES - 80,117
		7 MILES - 183,018			7 MILES - 147,151
AVERAGE HH		3 MILES - \$93,903	HOUSEHOLDS		3 MILES - 17,344
		5 MILES - \$86,027			5 MILES - 43,148
		7 MILES - \$76,216			7 MILES - 79,187

TRAFFIC COUNTS: N MOUNTAIN ROAD: 21,000 VPD



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

BLAKE SHAFFER | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE  
717-843-5555  
www.bennettwilliams.com



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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	AVAILABLE	12,000 SF
2	AVAILABLE	2,000 SF
3	AVAILABLE	2,000 SF
4	L&N BEVERAGE	
5	DOLLAR GENERAL	7,993 SF
6	SUBWAY	3,371 SF
7	AVAILABLE	14,524
8	COLONIAL LOUNGE	



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**Bennett Williams**  
RETAIL

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