

± 1,600 SF

Paxton Square

6045 Allentown Blvd, PA 17112 | Dauphin County

FOR LEASE

Paxton Square



Overview

Paxton Square is a 125,695 square foot shopping center ideally located along Allentown Boulevard (Route 22) in Harrisburg, PA. The center is anchored by Karn's Foods and has a strong variety of national and local co-tenants, including CVS, Planet Fitness, Goodwill, and Pro Nails, to name a few. The project is well maintained and provides plenty of parking and pylon signage for the traffic generating mix of tenants, which makes Paxton Square perfect for any type of user to enter a busy corridor of the Harrisburg market.

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Join:
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Location

Paxton Square is strategically located along Allentown Boulevard (32,000 VPD) with great visibility and multiple points of ingress/egress. The center provides nearby access to I-81 (84,000 VPD) and benefits from high-volume traffic flow of Route 22 (40,000 VPD), which is one of the main East-West thoroughfares of the Harrisburg market. Surrounding the center are major traffic generating developments such as Paxton Towne Center, Colonial Commons, and Harrisburg East Shopping Center, to name a few. The trade area extends over 5 miles, which brings in an expansive customer base. With high concentration of traffic driven by the surrounding retail market as well as the major interstate, the center pulls from the immediate and surrounding areas.

Trade Area

The stability of Paxton Square is attributed to the 20-minute drive time demographic of over 280,182 people with household incomes of more than \$78,088 and daytime employment demographics equally as strong with 226,657. The demographics within a 10-mile radius include 310,859 people in 135,141 homes, a labor force of 251,004 with an average household income of \$79,336. The areas growth has increased 15.2% with over 18,610 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	47,902	108,128	195,102
TOTAL EMPLOYEES	24,069	57,139	139,707
AVERAGE HHI	\$97,395	\$91,330	\$82,686
TOTAL HOUSEHOLDS	20,086	46,521	82,205

TRAFFIC COUNTS: **Allentown Blvd (Rt 22)** - 32,858 VPD

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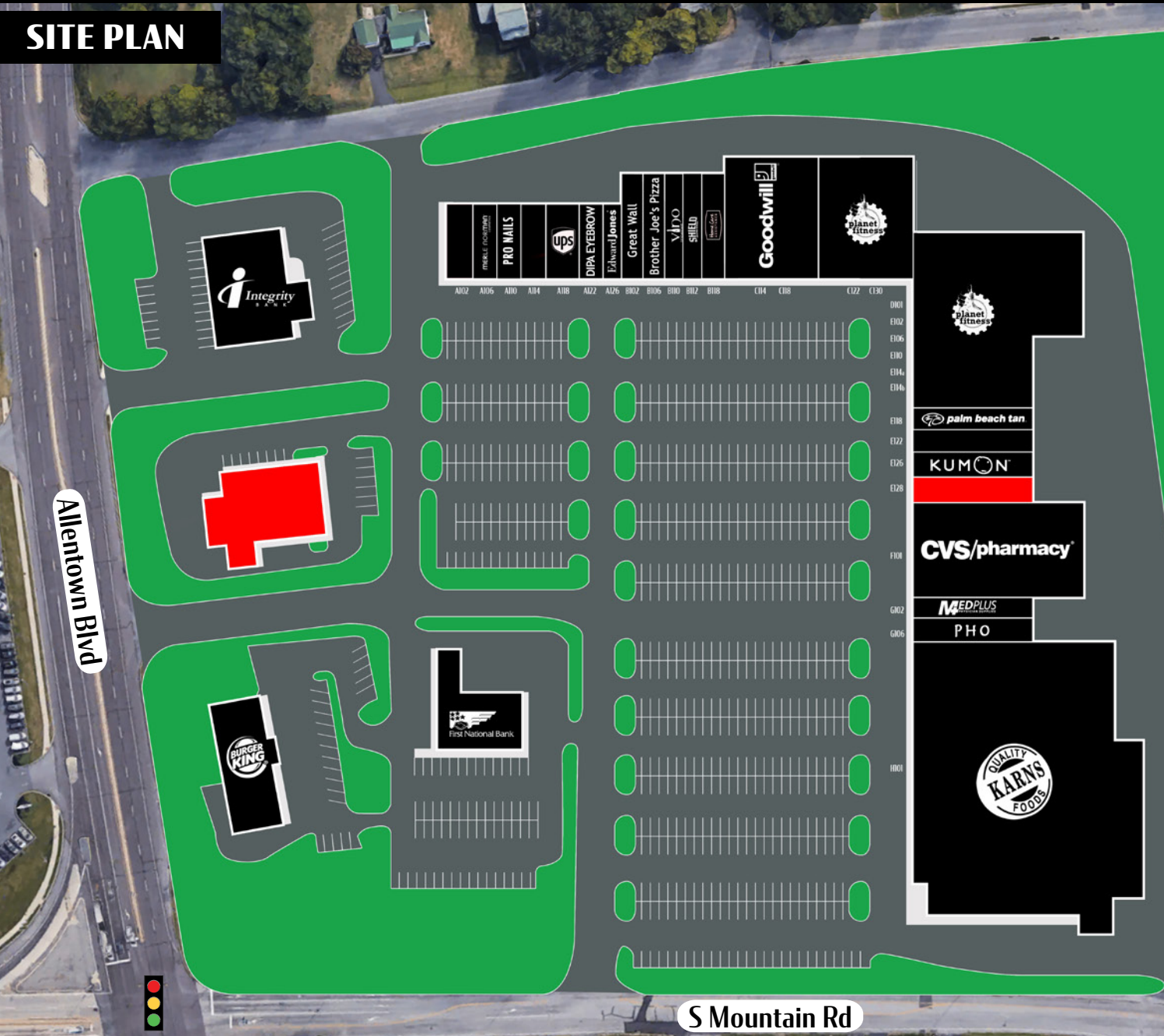
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SITE PLAN



SUITE	TENANT	SF
A102	CRICKET WIRELESS	1,000
A106	MERLE NORMAN	1,000
A110	PRO NAILS	1,000
A114	VOLT HAIR STUDIO	1,000
A118	UPS STORE	1,000
A122	DIPA EYEBROW THREADING	1,000
A126	EDWARD JONES	1,000
B102	GREAT WALL	1,600
B106	BROTHER JOE'S PIZZA	1,600
B110	VINO	1,600
B112	SHEILD DRIVING SCHOOL	1,600
B118	HOME CARE ASSISTANCE	1,600
C118	GOODWILL	10,000
C122	PLANET FITNESS	4,805
C130	PLANET FITNESS	4,500
D101 - E114b	PLANET FITNESS	17,600
E118	PALM BEACH TAN	2,400
E122	UBREAKIFIX	1,600
E126	KUMON	1,600
E128	AVAILABLE	1,600
F101	CVS	11,840
G102	MEDPLUS	2,000
G106	PHO	2,000
H101	KARN'S	50,750
TOTAL		125,695

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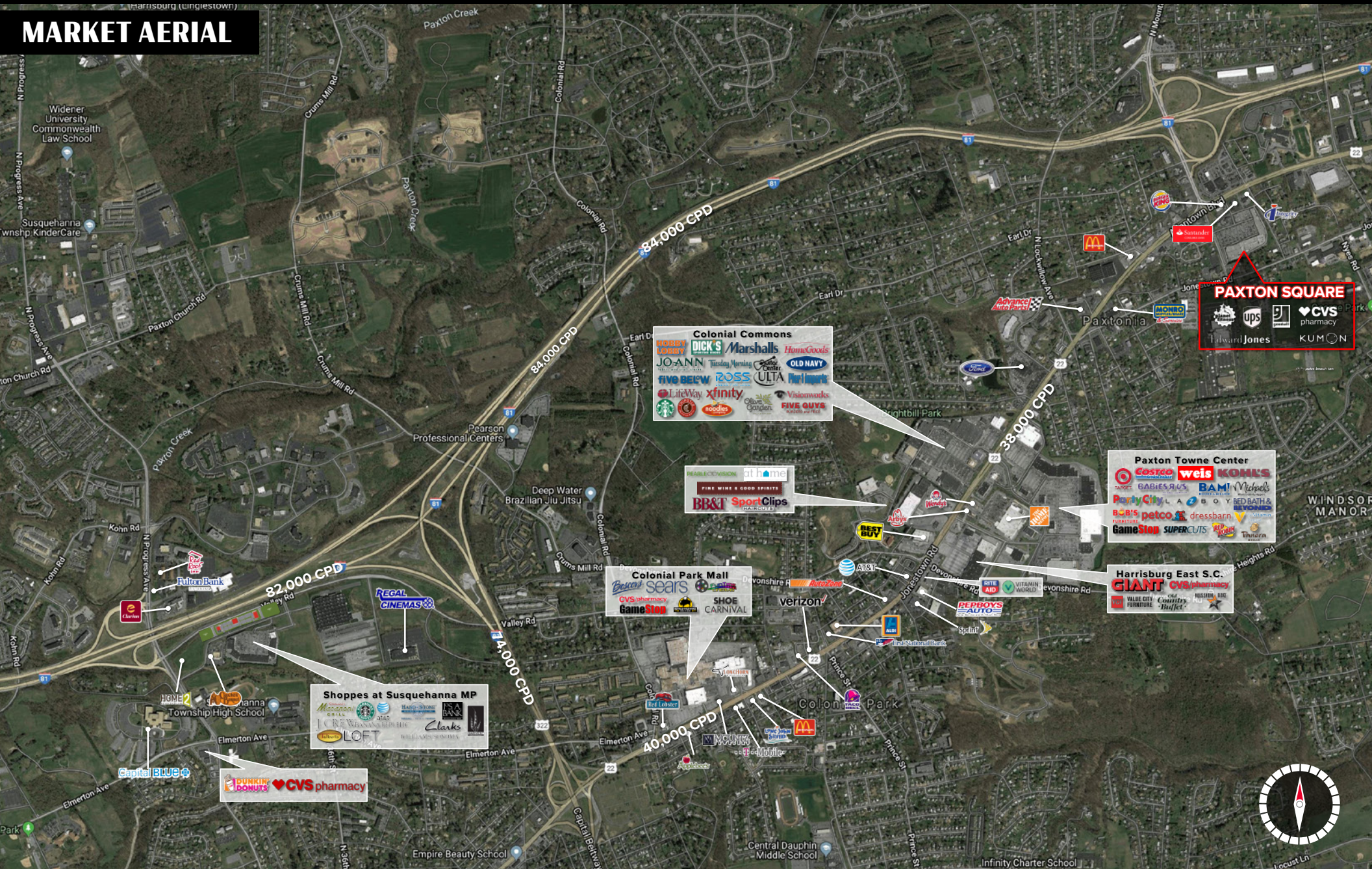
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MARKET AERIAL



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