

530 PROGRESS AVENUE

Harrisburg, PA | 17109



PROJECT

530 Progress Avenue is a 19,625 square foot, retail shopping center ideally located along Progress Avenue in Harrisburg, PA. Located along Progress Avenue, this gives travelers convenient access to retail on their way to I-81 and I-83. The project is located at the signalized corner of Progress Avenue & Elmerton Avenue, providing shoppers with convenient access to the center. Co-tenants include CVS Pharmacy, Dunkin Donuts and Tonino's Pizza, which generates constants traffic to the center.

LOCATION

The strategically located positioned, 530 Progress Avenue is in Pennsylvania's capital city of Harrisburg and is in close proximity to the market's top performing Regal Cinemas 14-screen movie theater and Cracker Barrel, as well as the area's only lifestyle center, Shoppes at Susquehanna Marketplace. Situated along Progress Avenue, the site benefits from having easy access to I-81 (95,000 CPD) and I-83 (76,000CPD). These two roadways are two of the state's busiest Interstates and provide travelers with access to other major markets such as, Camp Hill, Lancaster, York & Baltimore.

TRADE

Adding to the stability of the project, 520 Progress Avenue shows a 20-minute drive time demographic of over 417,076 people with household income more than \$81,524 and daytime employment demographics equally as strong with 316,060. The demographics within a 10-mile radius include 350,035 people in 148,860 homes, a labor force of 279,791 with an average household income of \$79,906. The areas growth has increased over 16.0% since 2000 with over 20,622 new homes.

POPULATION		3 MILES - 90,841	EMPLOYEES		3 MILES - 67,987
		5 MILES - 177,289			5 MILES - 150,214
		7 MILES - 250,002			7 MILES - 180,677
AVERAGE HHI		3 MILES - \$64,857	HOUSEHOLDS		3 MILES - 39,810
		5 MILES - \$71,402			5 MILES - 78,115
		7 MILES - \$76,790			7 MILES - 108,380

TRAFFIC COUNTS: NORTH PROGRESS AVENUE: 18,000 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

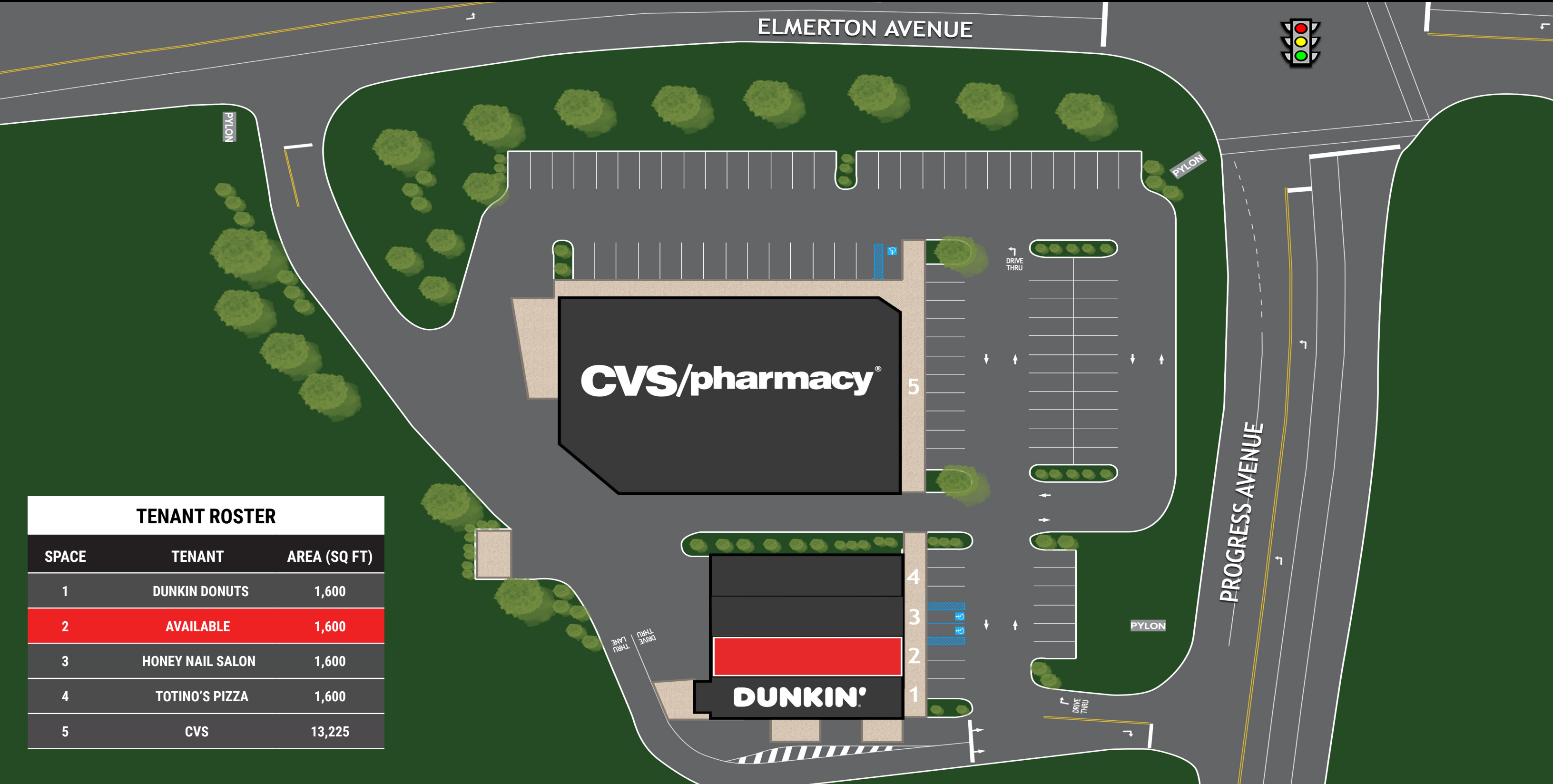
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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	DUNKIN DONUTS	1,600
2	AVAILABLE	1,600
3	HONEY NAIL SALON	1,600
4	TOTINO'S PIZZA	1,600
5	CVS	13,225

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams
RETAIL

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