

# NEW CONSTRUCTION MULTI-TENANT & OUTPARCEL OPPORTUNITY

Susquehanna Marketplace | 2547 Brindle Drive | Harrisburg, PA | 17110



MULTI-TENANT RETAIL SPACE

OUTPARCEL OPPORTUNITY

BUILD TO SUIT

DEMOGRAPHICS	2 MILES	5 MILES	7 MILES
Population	29,357	168,039	239,327
Median HHI	\$68,704	\$70,219	\$75,206
Number of Households	34,204	72,467	103,054
Daytime Population	26,116	148,966	186,070

## TRAFFIC COUNTS

Interstate 81: 82,000 CPD

## PROJECT

This property is ideally situated directly in front of The Shoppes at Susquehanna Marketplace which was developed in 2004 to provide a 110,384-square-foot, best-in class, one-stop-shop retail destination for the rising incomes of Susquehanna Township, which has the highest per capita income in Harrisburg. It remains the city's first and only outdoor fashion center and continues to feature premier restaurants and retailers, such as Harvest Seasonal Grill & Wine Bar, Romano's Macaroni Grill, Athleta, Banana Republic, J. Crew Mercantile, Jos. A. Bank, LOFT, White House | Black Market and Williams-Sonoma.

## LOCATION

The property is located in Pennsylvania's capital city of Harrisburg and is adjacent to the market's top performing Regal Cinemas 14-screen movie theater and Cracker Barrel. Residents of Camp Hill, Susquehanna Township and Hershey – areas with the highest incomes in the region – are within minutes of The Shoppes. Situated at the intersection of interstates 81 and 83, The Shoppes have direct frontage along I-81 and are easily accessible from Exit 69. As two of the state's busiest interstates, I-81 and I-83 see a combined traffic count of 191,000 cars per day. They usher shoppers from some of the largest cities in Central Pennsylvania and neighboring Maryland. In a 2 mile radius there are 26,116 employees.

## TRADE AREA

The trade area surrounding the site is home to 257,714 households, averaging more than \$76,000 in annual income. In addition to the more than 625,000 people living within the trade area, the daytime activity immediately surrounding is a market in itself with 1 million square feet of office space and tenants that include FEMA, Comcast, Capital Blue Cross headquarters, AT&T, Nationwide Insurance and Deloitte.

## NEARBY RETAILERS



York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

DAVE NICHOLSON | JOE SPAGNOLA | CHAD STINE  
 717-843-5555  
 www.bennettwilliams.com



# SUSQUEHANNA MARKETPLACE

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**HOME 2**  
SUITES BY HILTON

Shoppes At Susquehanna Marketplace

LOFT *Eddie Bauer*

JOS A BANK WILLIAMS-SONOMA BANANA REPUBLIC

ATHLETA *Plow & Hearth*

HAND + STONE *Starbucks*

STARBUCKS COFFEE

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

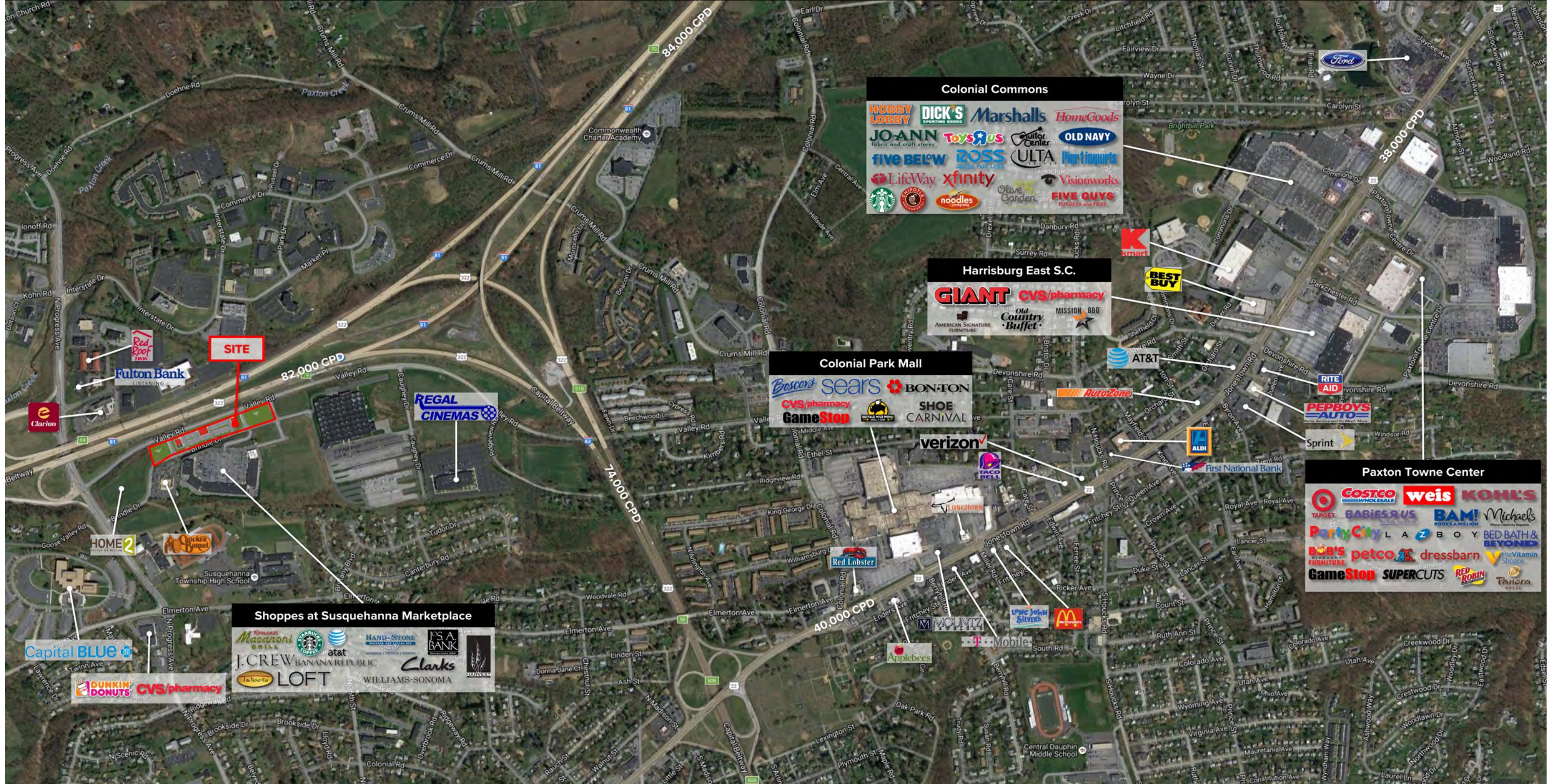
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RETAIL

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**Colonial Commons**

HOBBY LOBBY, DICK'S SPORTING GOODS, Marshalls, HomeGoods, JO-ANN fabric and craft stores, Toys R Us, Guitar Center, OLD NAVY, five BELOW, ROSS Dress For Less, ULTA, Play It Imports, LifeWay, xfinity, Visionworks, Starbucks, noodles, Olive Garden, FIVE GUYS BURGERS and FRIES

**Harrisburg East S.C.**

GIANT, CVS/pharmacy, Old Country Buffet, AMERICAN SIGNATURE FURNITURE, MISSION BBQ

**Colonial Park Mall**

Boscov's, sears, BON-TON, CVS/pharmacy, GameStop, SHOE CARNIVAL

**Shoppes at Susquehanna Marketplace**

Macaroni Grill, Starbucks, at&t, HAND-STONE, PS A BANK, J.CREW, BANANA REPUBLIC, Clarks, LOFT, WILLIAMS-SONOMA

**Paxton Towne Center**

COSTCO WHOLESALE, weis, KOHL'S, TARGET, BABIES R US, BAM! BOOKS A MILLION, Michaels, Party City, LA Z BOY, BED BATH & BEYOND, BOB'S FURNITURE, petco, dressbarn, The Vitamin Shoppe, GameStop, SUPERCUTS, RED ROBIN, Panera

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