

For Lease

SCOTTSDALE PLAZA

±1,000 - 3,248 SF

3350 PAXTON STREET | HARRISBURG, PA 17111



Paxton Street
±17,000 VPD

Join / Nearby:

Melting
Pot

T-Mobile



Applebee's
GRILL + BAR

Scottsdale Plaza is a retail shopping center situated along Paxton Street in Harrisburg, PA. The center consists of a wide variety of retailers including The Melting Pot and Premiere Rentals just to name a few. The property receives a high volume of daily traffic with the close proximity to I-83, surrounding retail, as well as dense residential developments near the retail thoroughfare. With the project's convenient location and wide variety of surrounding retailers, it is a great opportunity for any retail, office, or medical user looking to enter the Harrisburg market.



Francesco Conigliaro | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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Location

Scottsdale Plaza is ideally situated with ample frontage along one of the markets busiest thoroughfares, Paxton Street (17,000 VPD). This project is conveniently located seconds away from I-83 (100,000 VPD), which sees travelers anywhere from York, PA and Baltimore, MD or from the northern areas of Harrisburg and Linglestown. The property offers multiple, full access points along with ample parking surrounding the property. Situated near large traffic generators such as Bass Pro Shops, Sheetz, Hilton Garden Inn, as well as the major interstates, the property is able to pull shoppers from multiple market points.



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Trade Area

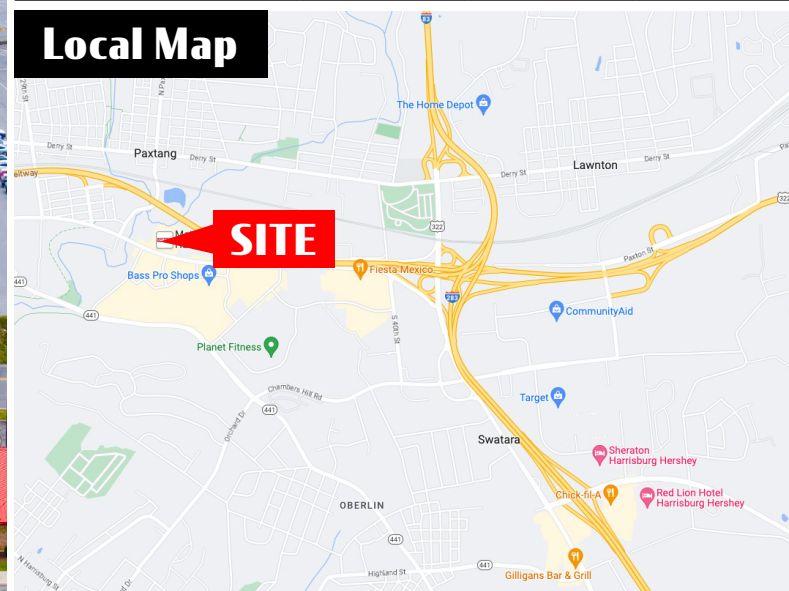
Adding to the stability of the project, Scottsdale Plaza shows a 20-minute drive time demographic of over 327,281 people with household incomes of more than \$106,966 and daytime employment demographics equally as strong with 208,470. The demographics within a 10-mile radius include 406,709 people in 168,669 homes, a labor force of 226,066 with an average household income of \$113,004.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,247	93,030	193,492
TOTAL EMPLOYEES	8,282	73,987	137,059
AVERAGE HHI	\$87,252	\$80,557	\$93,525
TOTAL HOUSEHOLDS	3,728	37,828	81,297

TRAFFIC COUNTS: Paxton Street - ± 17,000 VPD

Local Map



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Site Plan



SUITE	TENANT	SF
WEST BUILDING		
1	Melting Pot	4,000
2	Premiere Rentals	4,000
3	T-Mobile	2,500
4	AVAILABLE	2,524
5	AVAILABLE	1,850
6	Cleaning Authority	1,550
7	AVAILABLE	3,248
8	B Seated By Us	3,000
EAST BUILDING		
3352-3354	AVAILABLE (Restaurant)	3,000
3356-3358	AVAILABLE (Offices)	2,000
3360	Lucy's Nail Salon	1,080
3362	AVAILABLE	1,080
3364	H&R Block	1,020
3368	AVAILABLE	3,000

Paxton Street ±17,000 VPD



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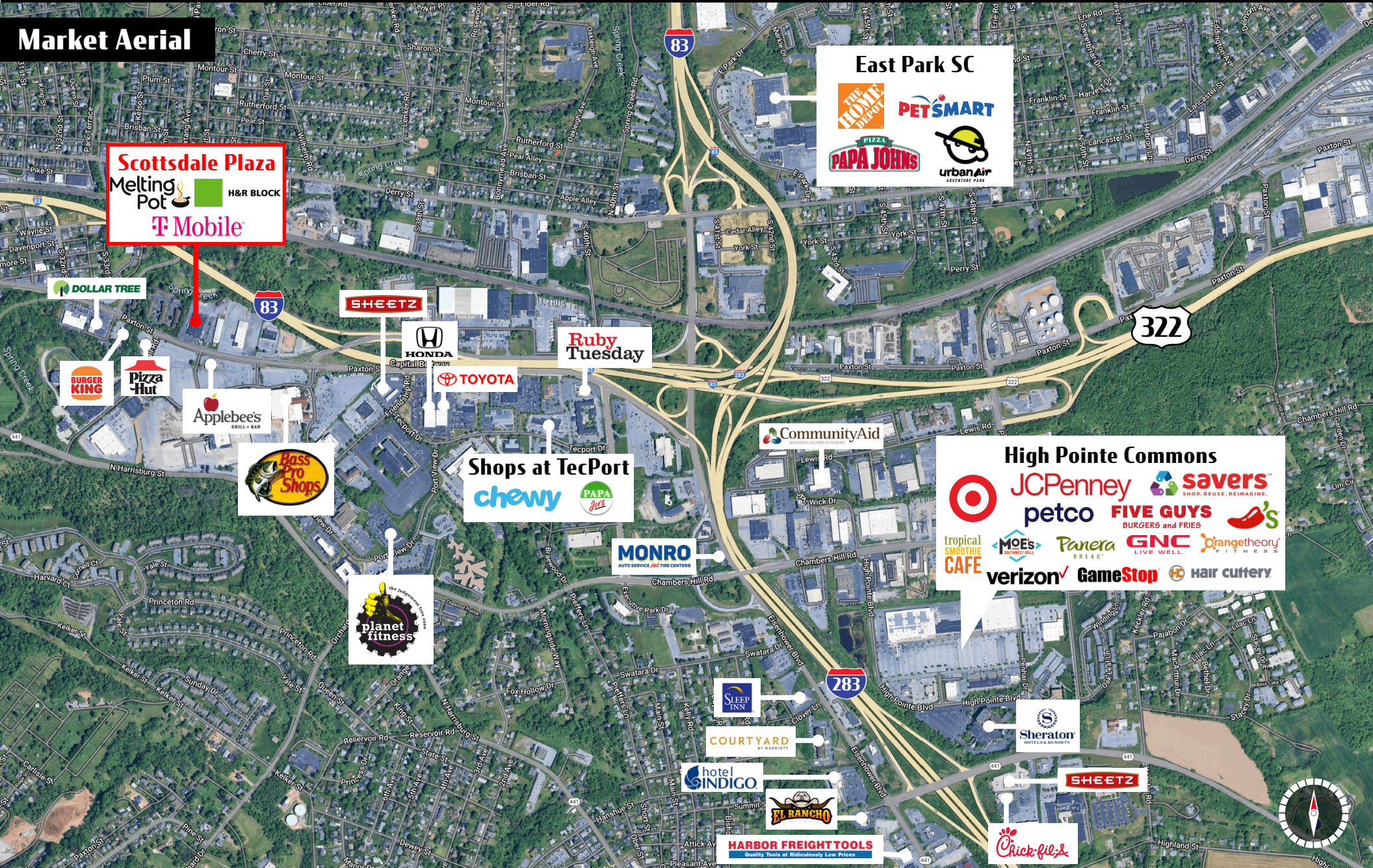
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Market Aerial



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OUR LOCATIONS:

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Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY 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.

