

For Lease

SCOTTSDALE PLAZA $\pm 1,100 - 3,000$ SF

3350 PAXTON STREET | HARRISBURG, PA 17111



Paxton Street
 $\pm 15,400$ VPD

Join / Nearby:

Melting Pot

NEATO
BURRITO

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, Premiere Rentals, and JFC Staffing, 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.



Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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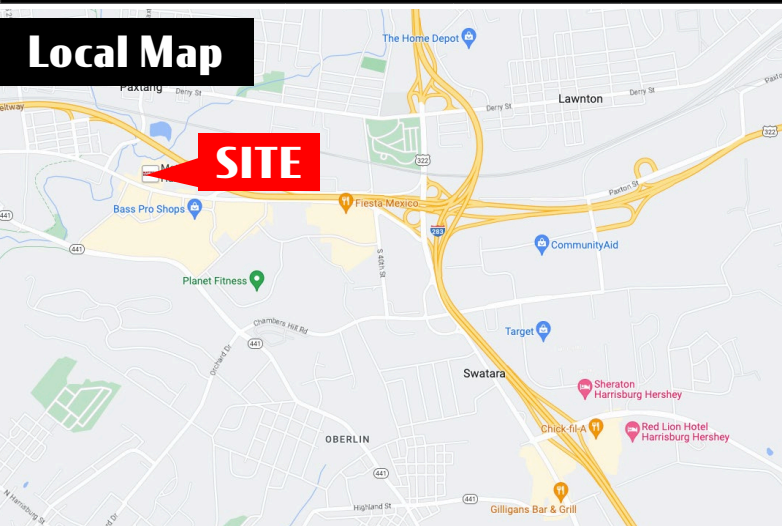
Location

Scottsdale Plaza is ideally situated with ample frontage along one of the markets busiest thoroughfares, Paxton Street (15,400 VPD). This project is conveniently located seconds away from I-83 (123,000 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 Harrisburg Mall, Sheetz, Hilton Garden Inn, as well as the major interstates, the property is able to pull shoppers from multiple market points.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,862	90,503	189,256
TOTAL EMPLOYEES	7,816	76,969	151,445
AVERAGE HHI	\$70,188	\$63,237	\$75,897
TOTAL HOUSEHOLDS	3,709	36,772	79,592

TRAFFIC COUNTS: Paxton Street - ± 15,400 VPD



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Trade Area

Adding to the stability of the project, Scottsdale Plaza shows a 20-minute drive time demographic of over 262,883 people with household incomes of more than \$79,370 and daytime employment demographics equally as strong with 214,691. The demographics within a 10-mile radius include 384,253 people in 165,895 homes, a labor force of 312,116 with an average household income of \$87,329. The area's growth since 2000 has increased over 16.8% with 27,973 new homes.



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Site Plan



SUITE	TENANT	SF
WEST BUILDING		
A4	T-Mobile	2,500
B4	AVAILABLE	2,524
5A	The Cleaning Authority	1,850
5B	AVAILABLE	1,800
6	JFC Staffing	3,248
7	AVAILABLE	3,000
13	Premier Rental	4,000
14	Melting Pot	4,600
EAST BUILDING		
2	Lotus Mc LC Daycare	3,000
3	Lotus Mc LC Daycare 2	1,000
4	AVAILABLE	1,100
6	Lucy's Nail Salon	1,080
7	Abel Temps	2,000
8	AVAILABLE	3,000



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Market Aerial



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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