



4600 Jonestown Road | Harrisburg, PA 17109



For Lease
±150-12,405 SF



Join

Boscov's

Red Lobster

LONGHORN
STEAKHOUSE

The Colonial Park Mall is a centrally located, dominant regional mall in Harrisburg, Pennsylvania. The mall is a single level and is approximately 738,798 sf, with strong national anchors like Boscov's and Sears. Other co-tenants include Buffalo Wild Wings, Red Lobster, Bath & Body Works, Fun Time Cinemas, and many more. Colonial Park Mall offers convenient access points from Jonestown Road (36,000 V.P.D.) and the Capital Beltway (112,900 V.P.D.), with signalized entrances into the center. This is a great opportunity for tenants to enter into the busy Jonestown Road corridor.



Blake Shaffer | Ahslee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

4600 Jonestown Road
Harrisburg, PA 17109



±150-12,405 SF
Available For Lease

Location

Jonestown Road acts as the market's focal point for retail activity, with a trade area that extends 10-15 miles. This attracts a vast customer base from surrounding markets. This corridor has become the retail hub of the Harrisburg market, due to the concentration of traffic flow and the immense amount of retail shopping.



Trade Area

Adding to the stability of the site, Colonial Park Mall shows a 20-minute drive time demographic of 289,435 people with average household incomes of \$86,167. The daytime employment demographics are equally as strong with 185,284 people. Within a 10-mile radius, there are 348,684 people and 147,002 households, with an average household income of \$88,675.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 69,278 | 162,752 | 241,954 |
| TOTAL EMPLOYEES | 36,264 | 125,693 | 164,478 |
| AVERAGE HHI | \$84,285 | \$78,007 | \$82,814 |
| TOTAL HOUSEHOLDS | 30,406 | 69,042 | 103,493 |

TRAFFIC COUNTS:

Jonestown Rd - ± 36,000 VPD | **I-83** - ± 112,900 VPD



Blake Shaffer | Ahslee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

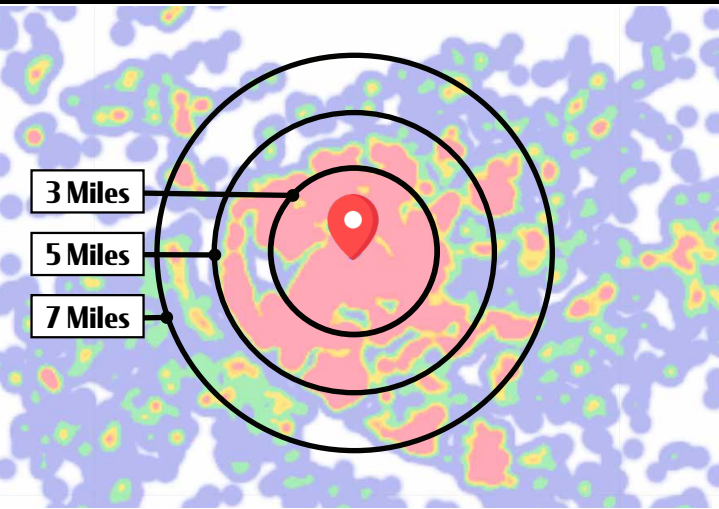


COMMERCIAL BROKERAGE. *Redefined.*

4600 Jonestown Road
Harrisburg, PA 17109



±150-12,405 SF
Available For Lease



of Visits



VISITS PER YEAR

1.8 Million



AVG. DWELL TIME

72 Minutes



STATE RANKING

11/30



TOP TENANT



Annual Visits

465.3 K

State Ranking

17/22



Blake Shaffer | Ahslee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



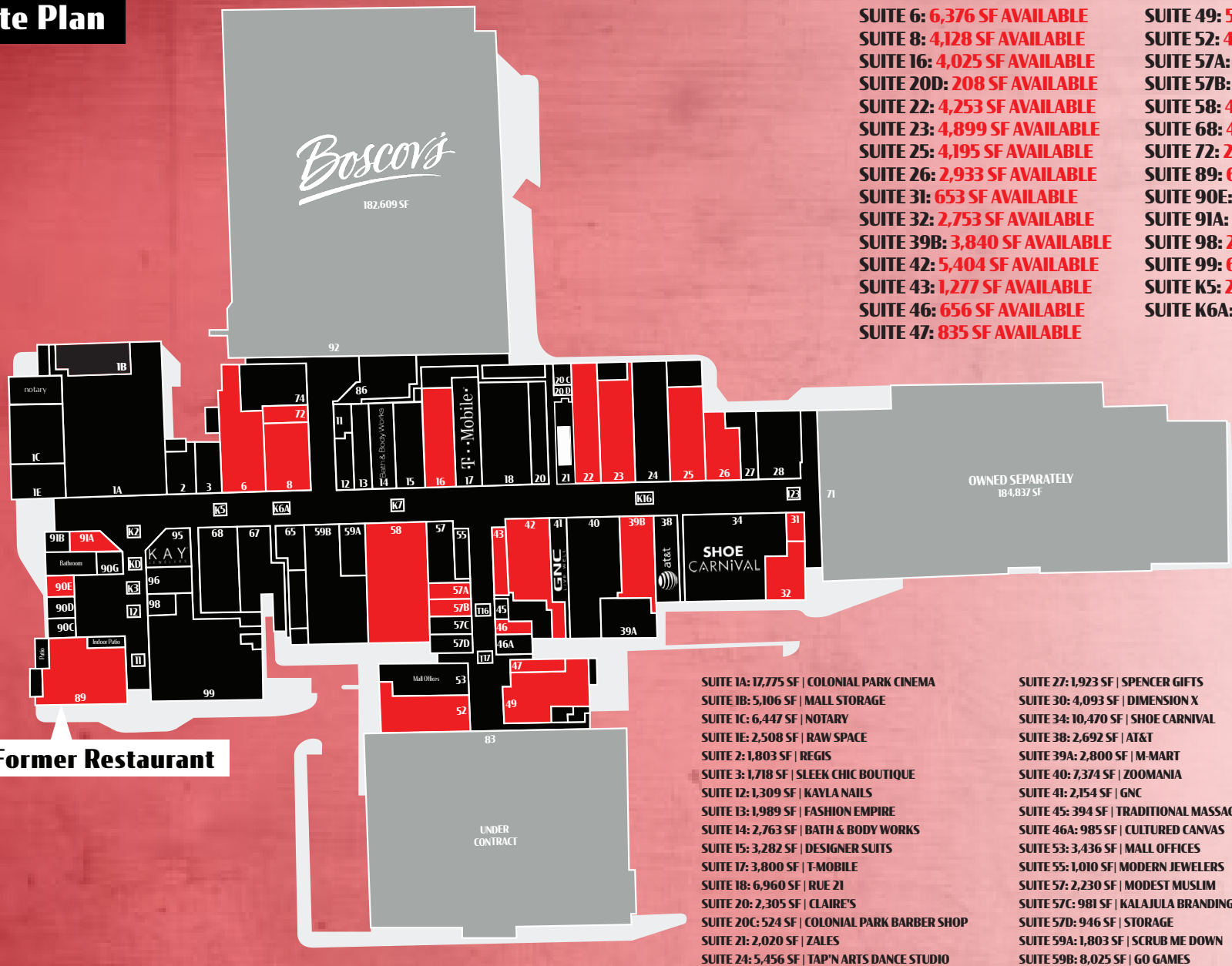
COMMERCIAL BROKERAGE. *Redefined.*

4600 Jonestown Road
Harrisburg, PA 17109



±150-12,405 SF
Available For Lease

Site Plan



Former Restaurant

SUITE 1A: 17,775 SF | COLONIAL PARK CINEMA
SUITE 1B: 5,106 SF | MALL STORAGE
SUITE 1C: 6,447 SF | NOTARY
SUITE 1E: 2,508 SF | RAW SPACE
SUITE 2: 1,803 SF | REGIS
SUITE 3: 1,718 SF | SLEEK CHIC BOUTIQUE
SUITE 12: 1,309 SF | KAYLA NAILS
SUITE 13: 1,989 SF | FASHION EMPIRE
SUITE 14: 2,763 SF | BATH & BODY WORKS
SUITE 15: 3,282 SF | DESIGNER SUITS
SUITE 17: 3,800 SF | T-MOBILE
SUITE 18: 6,960 SF | RUE 21
SUITE 20: 2,305 SF | CLAIRE'S
SUITE 20C: 524 SF | COLONIAL PARK BARBER SHOP
SUITE 21: 2,020 SF | ZALES
SUITE 24: 5,456 SF | TAP'N ARTS DANCE STUDIO

SUITE 27: 1,923 SF | SPENCER GIFTS
SUITE 30: 4,093 SF | DIMENSION X
SUITE 34: 10,470 SF | SHOE CARNIVAL
SUITE 38: 2,692 SF | AT&T
SUITE 39A: 2,800 SF | M-MART
SUITE 40: 7,374 SF | ZOOMANIA
SUITE 41: 2,154 SF | GNC
SUITE 45: 394 SF | TRADITIONAL MASSAGE
SUITE 46A: 985 SF | CULTURED CANVAS
SUITE 53: 3,436 SF | MALL OFFICES
SUITE 55: 1,010 SF | MODERN JEWELERS
SUITE 57: 2,230 SF | MODEST MUSLIM
SUITE 57C: 981 SF | KALAJULA BRANDING
SUITE 57D: 946 SF | STORAGE
SUITE 59A: 1,803 SF | SCRUB ME DOWN
SUITE 59B: 8,025 SF | GO GAMES

SUITE 65: 1,600 SF | JOURNEY'S
SUITE 67: 4,601 SF | COLONIAL DOLLAR
SUITE 71: 184,837 SF | NAP
SUITE 74: 3,655 SF | FOXY HAIR
SUITE 83: 137,000 SF | NAP
SUITE 86: 3,587 SF | BLEACHER BUMS
SUITE 90C: 702 SF | CHINA MAX
SUITE 90D: 776 SF | OSAKA JAPAN
SUITE 90G: 779 SF | PIZZA ANELLA
SUITE 91B: 650 SF | MAGIC NAILS
SUITE 92: 182,609 SF | BOSCOV'S - NAP
SUITE 95: 2,000 SF | KAY JEWELERS
SUITE 96: 1,582 SF | DOPE NAILSZ
SUITE K7: MAGIC BUBBLE TEA



Blake Shaffer | Ahslee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

4600 Jonestown Road
Harrisburg, PA 17109



±150-12,405 SF
Available For Lease

Market Aerial

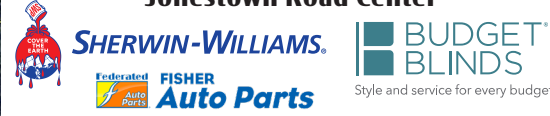
Shoppes At Susquehanna Marketplace



Colonial Commons



Jonestown Road Center



84,000 VPD

37,000 VPD

84,000 VPD

99,000 VPD



Paxton Square



Paxton Towne Center



Harrisburg East SC



Blake Shaffer | Ahslee Lehman | 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.*

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.

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.

INVESTMENT ADVISORS:

Blake Shaffer

bshaffer@bennettwilliams.com

Ashlee Lehman

alehman@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

CONTACT US

717.843.5555

www.bennettwilliams.com

