



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.

BW COMMERCIAL 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.*

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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



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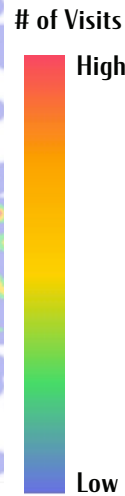
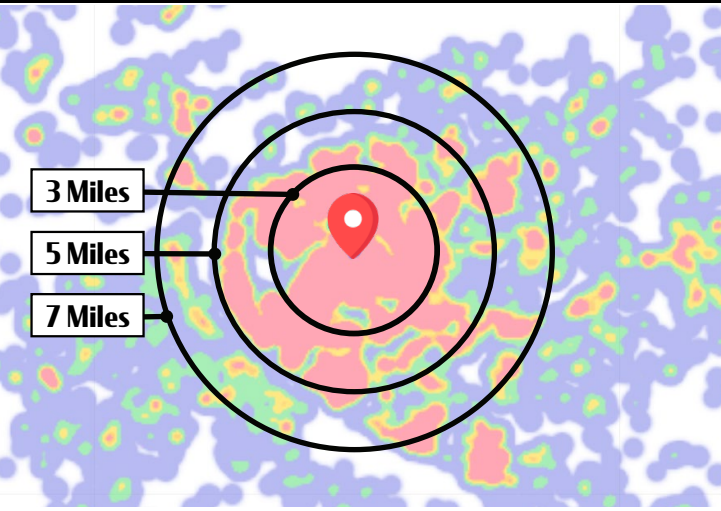


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VISITS PER YEAR

1.8 Million



AVG. DWELL TIME

72 Minutes



STATE RANKING

11/30



TOP TENANT



Annual Visits

465.3 K

State Ranking

17/22

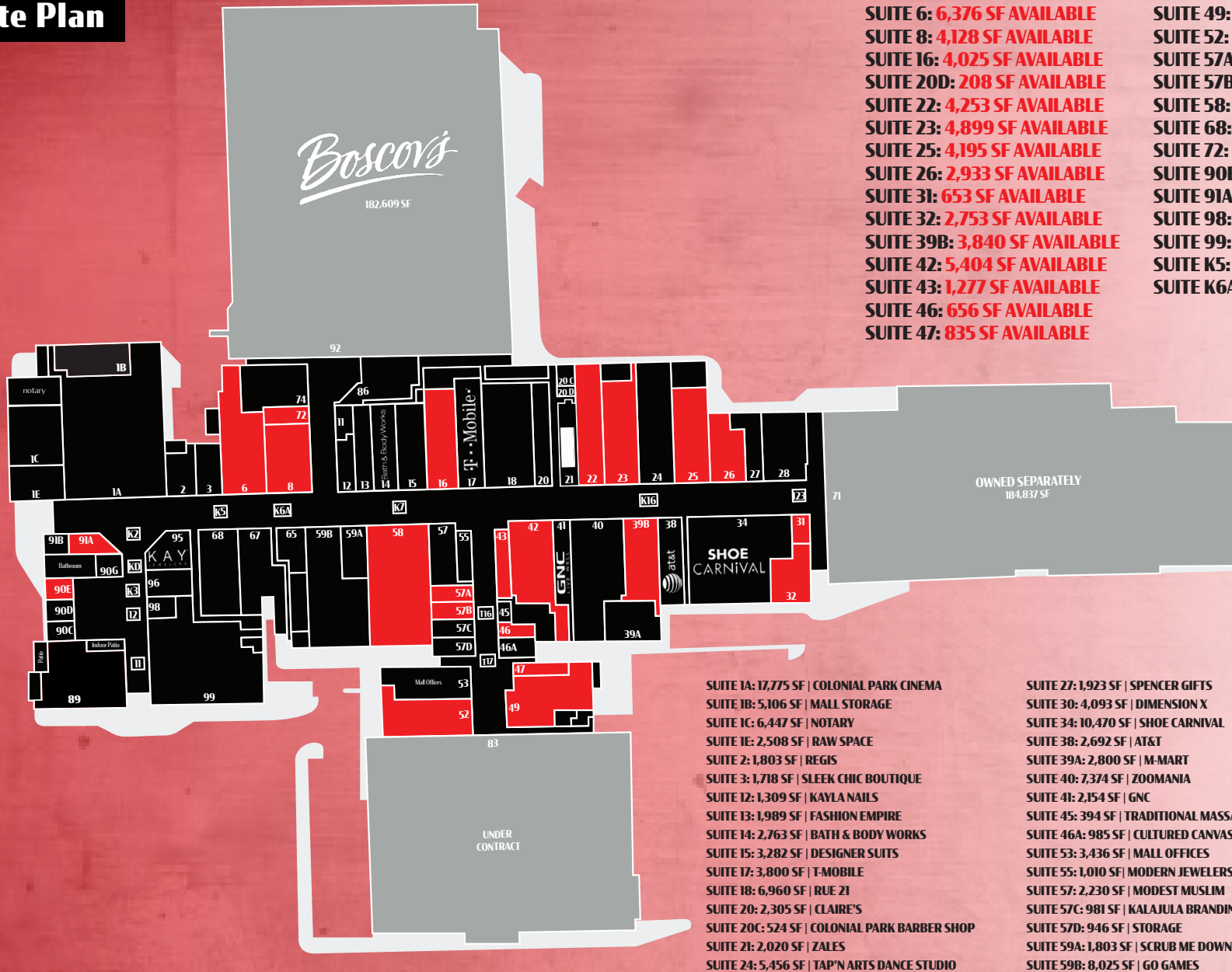


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Site Plan



SUITE 6: 6,376 SF AVAILABLE
SUITE 8: 4,128 SF AVAILABLE
SUITE 16: 4,025 SF AVAILABLE
SUITE 20D: 208 SF AVAILABLE
SUITE 22: 4,253 SF AVAILABLE
SUITE 23: 4,899 SF AVAILABLE
SUITE 25: 4,195 SF AVAILABLE
SUITE 26: 2,933 SF AVAILABLE
SUITE 31: 653 SF AVAILABLE
SUITE 32: 2,753 SF AVAILABLE
SUITE 39B: 3,840 SF AVAILABLE
SUITE 42: 5,404 SF AVAILABLE
SUITE 43: 1,277 SF AVAILABLE
SUITE 46: 656 SF AVAILABLE
SUITE 47: 835 SF AVAILABLE

SUITE 49: 5,333 SF AVAILABLE
SUITE 52: 4,757 SF AVAILABLE
SUITE 57A: 875 SF AVAILABLE
SUITE 57B: 6,376 SF AVAILABLE
SUITE 58: 4,128 SF AVAILABLE
SUITE 68: 4,025 SF AVAILABLE
SUITE 72: 208 SF AVAILABLE
SUITE 90E: 4,899 SF AVAILABLE
SUITE 91A: 4,195 SF AVAILABLE
SUITE 98: 2,933 SF AVAILABLE
SUITE 99: 653 SF AVAILABLE
SUITE K5: 2,753 SF AVAILABLE
SUITE K6A: 3,840 SF AVAILABLE

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 | FOXO HAIR
SUITE 83: 137,000 SF | NAP
SUITE 86: 3,587 SF | MYSTERY BOX DEPOT
SUITE 89: 6,600 SF | FIRE LOUNGE & BAR
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

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Market Aerial

Shoppes At Susquehanna Marketplace

ATHLETA | at&t | chico's | Starbucks
 BANANA REPUBLIC | J.Jill | Clarks
 Eddie Bauer | Macaroni Grill | WHITE HOUSE BLACK MARKET
 francesca's | pure barre
 NEW YORK & COMPANY | WILLIAMS-SONOMA | TALBOTS | LOFT
 HAND + STONE | Plow & Hearth | HARVEST

Colonial Commons

HOBBY LOBBY | JOANN | noodles
 DAVID'S BRIDAL | DICK'S SPORTING GOODS
 five BELOW | Marshalls
 HomeGoods | CHIPOTLE | OLD NAVY
 ULTA | FIVE GUYS | Guitar Center | Starbucks
 DOLLAR TREE | xfinity

sleep number | MATTRESS Warehouse | Olive Garden

PEARLE VISION | at home | BB&T
 FINE WINE & GOOD SPIRITS | SportClips

AutoZone

BEST BUY

verizon | TACO BELL

ALDI

T-Mobile

McDonald's

Red Lobster

POPEYES

Boscov's | LONGHORN STEAKHOUSE
 FUNTIME CINEMAS

Jonestown Road Center

SHERWIN-WILLIAMS | BUDGET BLINDS
 Federated Auto Parts | FISHER Auto Parts
 Style and service for every budget.

BURGER KING

Advance Auto Parts

Santander

Ford

McDonald's

Paxton Square

planet fitness | CVS pharmacy
 The UPS Store | UPS | goodwill

MONRO MUFFLER/BRAKE & Service

Wendy's

Arby's

Paxton Towne Center

Target | COSTCO WHOLESALE | KOHL'S
 Michaels | BOB'S DISCOUNT FURNITURE
 Panera Bread | SUPERCUTS | GameStop
 Party City | BED BATH & BEYOND

Harrisburg East SC

GIANT | CVS pharmacy
 TOUCH OF COLOR FLOORING | VCF | VALUE CITY FURNITURE

84,000 VPD

57,000 VPD

99,000 VPD



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.

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