

4700 Jonestown Road | Harrisburg, PA 17109

± 3,035 SF Retail Space Available

Available For Lease

Property Overview

4700 Jonestown Road is a 3,035 square-foot free standing retail building with a drive-thru, located in the Harrisburg, PA market, along Jonestown Road (Route 22). The site presents a unique opportunity for a user to enter into a constantly growing Harrisburg market with great visibility and access, as well as convenient access to Interstate 83 & Interstate 81. The property is in close proximity to national retailers such as, ALDI, Home Depot, Target, Giant, Weis Market, and Kohl's, just to name a few.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	67,427	163,757	235,336
TOTAL EMPLOYEES	42,388	131,207	166,515
AVERAGE HHI	\$86,000	\$78,532	\$82,507
TOTAL HOUSEHOLDS	29,454	69,433	100,511
TRAFFIC COUNTS: Jonestown Rd - ±30,000 VPD			



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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NETWORK

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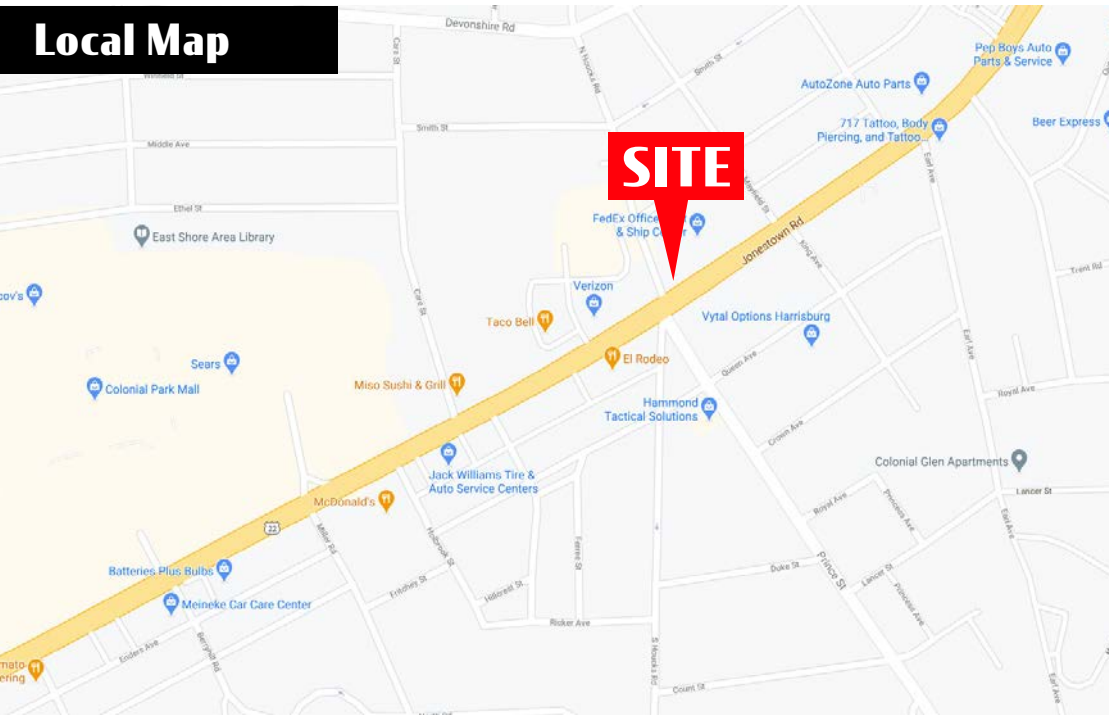
Location

Along with its great visibility and access to Jonestown Road, as well as Interstate 83 and Interstate 81, the site benefits from a demographics area that extends more than 10 miles. The benefits from the high-volume traffic flow of Jonestown Road, which is one of the main corridors in the Harrisburg market, and connects travelers to other major roadways, as well as the surrounding retail, office, medical, and residential components.

Trade Area

The site shows a 20-minute drive time demographic of over 277,594 people with household incomes of more than \$85,960 and daytime employment demographics equally as strong with 203,437. The demographics within a 10-mile radius include 345,357 people in 145,521 homes, a labor force of 240,591 with an average household income of \$88,240. The area's growth since 2000 has increased over 14.1%.

Local Map



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Site Plan



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MARKET AERIAL

Colonial Commons
 Dick's, Marshall's, HomeGoods, JO-ANN, Old Navy, Ross, Ulta, LifeWay, xfinity, Visionworks, Five Guys, etc.

Paxton Towne Center
 Target, Costco, Weis, Kohl's, Babies R Us, B&M, Michaels, Party City, Lab Toy, Bed Bath & Beyond, Petco, Dress Barn, GameStop, Supercuts, etc.

Harrisburg East S.C.
 Giant, CVS, Country Buffet, etc.

Shoppes at Susquehanna MP
 J.C. Crew, Loft, Williams-Sonoma, etc.

Colonial Park Mall
 Sears, GameStop, Shoe Carnival, etc.

Paxton Square
 CVS, Liberty Travel, Kumon, etc.

Other locations: Widener University, Susquehanna Township KinderCare, Pearson Professional Centers, Deep Water Brazilian Jiu Jitsu, Regal Cinemas, etc.

Roads: I-95, I-495, Paxton Church Rd, Paxton Ave, etc.

Other labels: Paxtonia, Paxton Creek, Paxton Commons, Paxton Towne Center, Harrisburg East S.C., Shoppes at Susquehanna MP, Colonial Park Mall, Paxton Square, etc.

Red box: SITE

Compass: North arrow pointing up.

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