

AVAILABLE FOR LEASE

Bennett Williams
COMMERCIAL REAL ESTATE



4600 Jonestown Road | Harrisburg, PA 17109



SHOE
CARNIVAL

Site
±14,554 - 137,000 SF



Jonestown Road - ±37,000 VPD



NEARBY RETAILERS



Marshalls

HOBBY
LOBBY

five
BELOW

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS



PROJECT OVERVIEW



4600 Jonestown Road (Rt 22) is a redevelopment opportunity with great exposure along the market's strongest retail corridor. The site will sit up against The Colonial Park Mall, pulling traffic from the property's National Tenants like Boscov's, Buffalo Wild Wings, Shoe Carnival, and Fun Time Cinemas. Other major retailers in the market include Hobby Lobby, Target, Marshall's, Five Below, Dick's Sporting Goods, and ALDI, just to name a few. This is a rare opportunity for other tenants to join Harrisburg's Route 22.

ANCHOR TENANTS

Boscov's - 182,609 SF

Colonial Park Cinema - 17,775 SF

AVAILABLE SPACE

± 14,554 - 137,000 SF

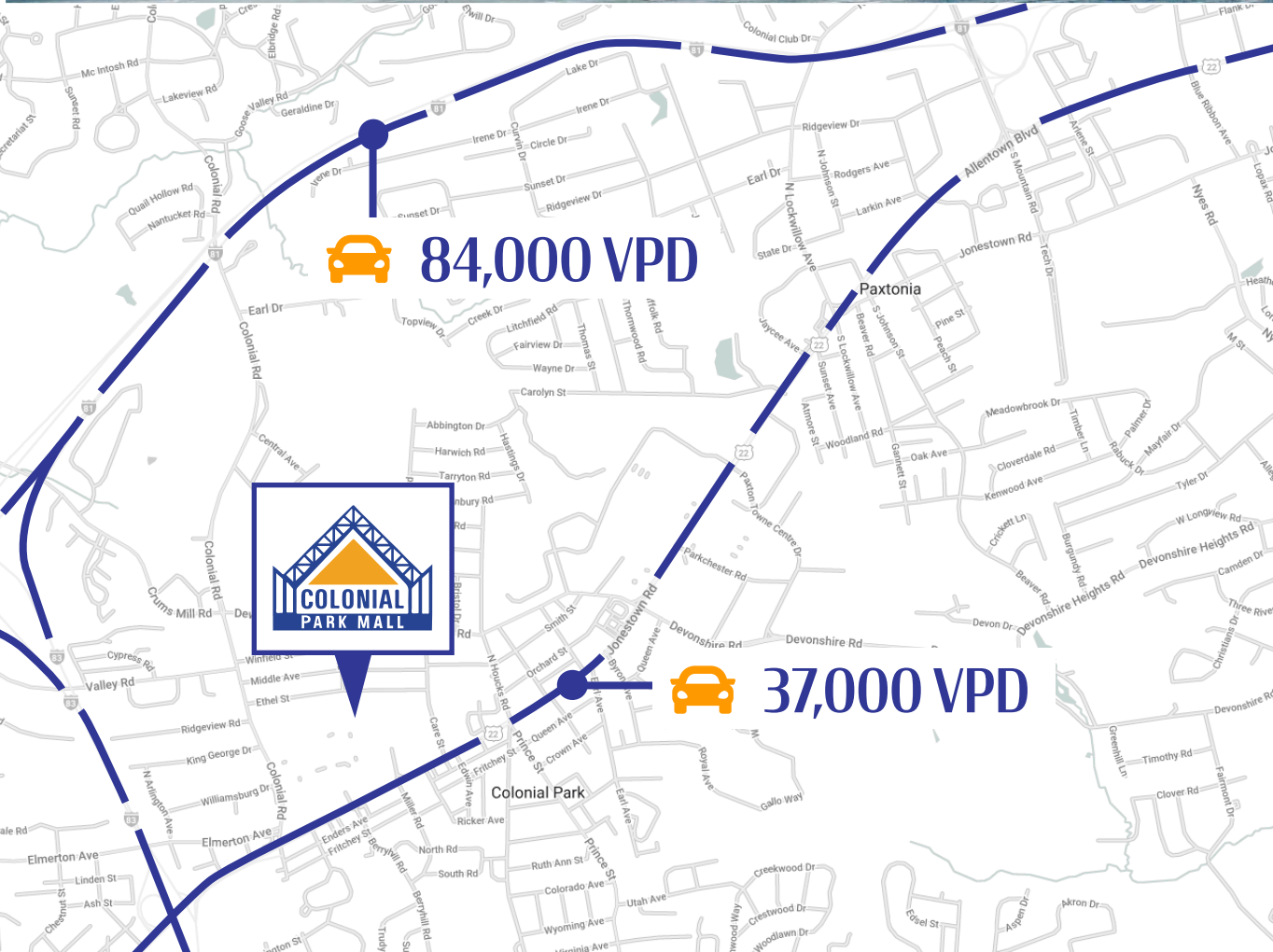


**BUFFALO
WILD WINGS**



PROPERTY 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.



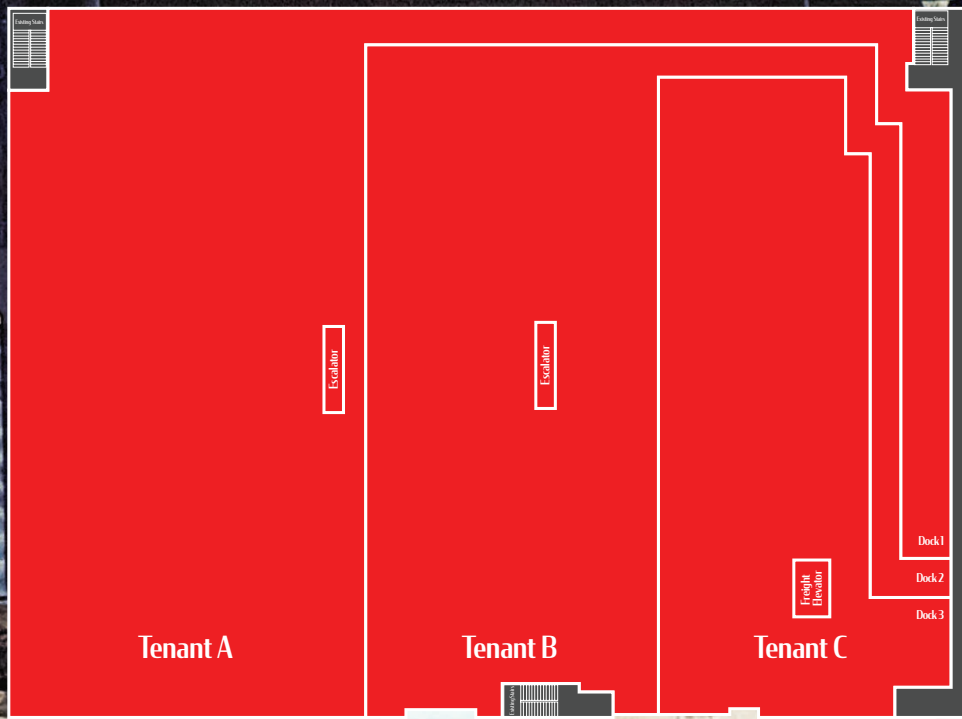
TRADE AREA

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	1 MILES	5 MILES	10 MILES
POPULATION	7,500	148,790	341,090
TOTAL EMPLOYEES	7,390	87,800	215,584
TOTAL HOUSEHOLDS	3,132	60,142	140,351
AVG HHI	\$80,445	\$80,018	\$88,384



SITE PLAN



SPACE	TENANT	AREA (SQ FT)
A	AVAILABLE	30,085
B	AVAILABLE	22,455
C	AVAILABLE	14,554
TOTAL SF		67,094



Jonestown Road
±37,000 VPD

RETAIL MARKET AERIAL

Shoppes At Susquehanna Marketplace

ATHLETA at&t chico's Starbucks
BANANA REPUBLIC J.Jill Clarks
Eddie Bauer EST. 1920 ROMANO'S Macaroni GRILL WHITE HOUSE BLACK MARKET
francesca's pure barre
NEW YORK & COMPANY ANN TAYLOR
WILLIAMS-SONOMA TALBOTS LOFT
HAND + STONE MESSAGE AND FACIAL SPA Plow & Hearth Inspiring Home, Health, Yard & Garden Since 1980 HARVEST SEASONAL GRILL & WINE BAR

Colonial Commons

HOBBY LOBBY DICK'S SPORTING GOODS STARBUCKS
JOANN Marshalls ULTA
five BELOW Be HomeGoods Happy CHIPOTLE MEXICAN GRILL
OLD NAVY FIVE GUYS BURGERS and FRIES
NOODLES COMPANY World Kitchen xfinity Guitar Center
DOLLAR TREE DAVID'S BRIDAL

sleep number. MATTRESS Warehouse Olive Garden

PEARLE VISION at home The Home Decor Superstore
FINE WINE & GOOD SPIRITS SportClips

BB&T

BEST BUY

AutoZone

verizon

TACO BELL

T-Mobile

POPEYES

McDonald's

Jonestown Road Center

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

84,000 VPD

37,000 VPD

84,000 VPD

99,000 VPD

Paxton Square

planet fitness QUALITY KARN'S FOODS CVS pharmacy
The UPS Store UPS goodwill

Paxton Towne Center

Target COSTCO WHOLESALE KOHL'S
Michaels BOB'S DISCOUNT FURNITURE
Panera BREAD SUPERCUTS GameStop
PartyCity BED BATH & BEYOND

Harrisburg East SC

GIANT CVS pharmacy
TOUCH OF COLOR FLOORING VCF VALUE CITY FURNITURE



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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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RETAIL BROKERAGE. REDEFINED.

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