

AVAILABLE FOR LEASE

# COLONIAL COMMONS

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

5070 Jonestown Road | Harrisburg, PA 17112



JOIN RETAILERS



Colonial Commons is a 411,956 square foot anchored center in Harrisburg, PA. The shopping center is located along Jonestown Road (Rt 22), and has signalized, full access from the busy corridor. The current tenant lineup includes Hobby Lobby, Ross Dress for Less, HomeGoods, Dick's Sporting Goods, and ULTA, just to name a few.

### ANCHOR TENANTS

**Hobby Lobby** - 67,815 SF  
**Dick's Sporting Goods** - 56,000 SF  
**Home Goods** - 31,436 SF  
**Ross Dress for Less** - 30,000 SF  
**Marshalls** - 27,000 SF

### DESTINATION RESTAURANTS

**Hibachi Grill & Supreme Buffet** - 8,140 SF  
**Noodles & Company** - 3,500 SF  
**Five Guys** - 3,030 SF  
**Chipotle** - 2,946 SF  
**Starbucks** - 1,600 SF  
**Tonino's Pizza** - 1,010SF  
**Cold Stone Creamery** - 1,295 SF

### AVAILABLE SPACE

± 6,597 - 11,000SF



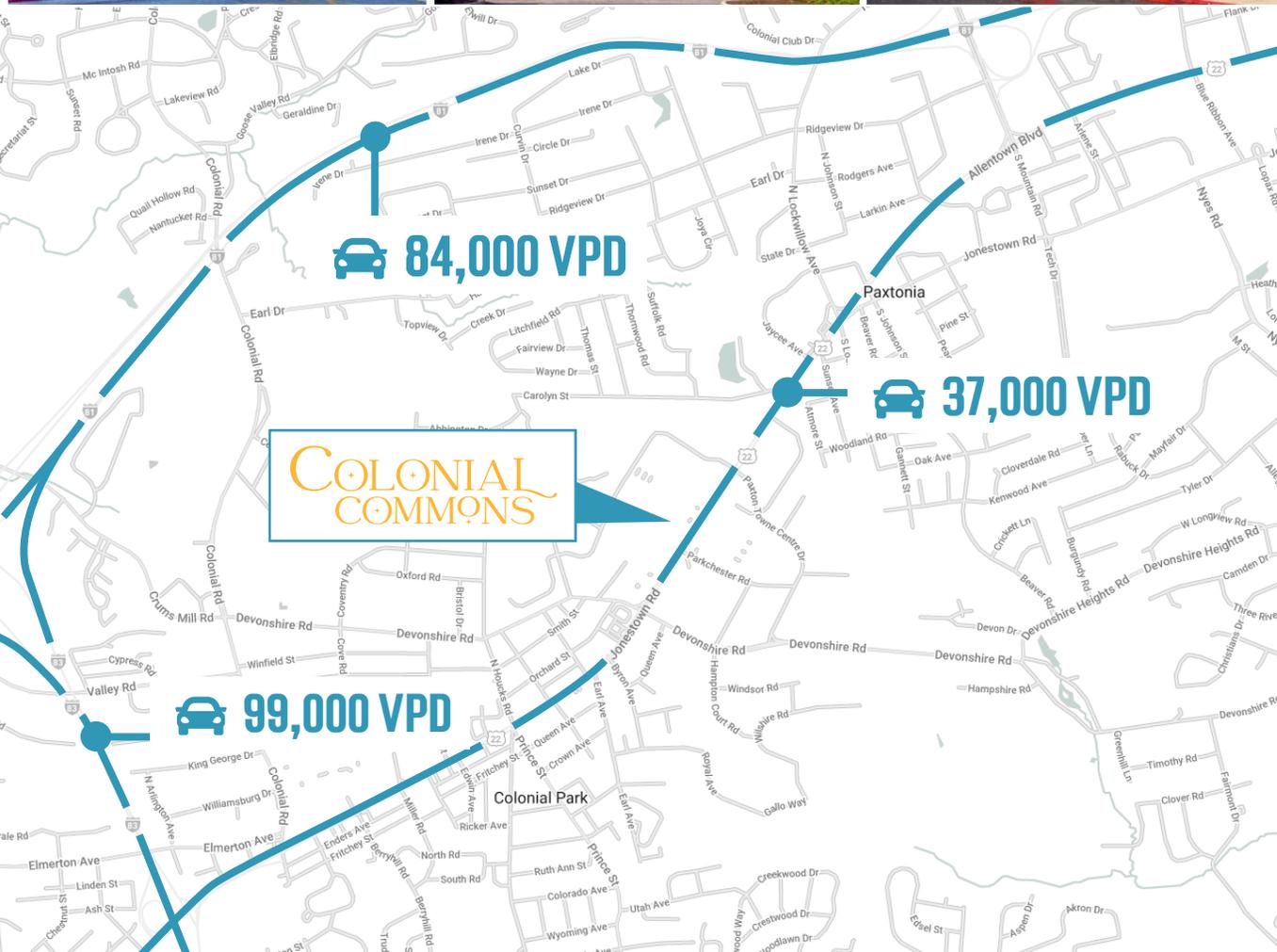
# RENDERINGS



\*PLANS ARE CONCEPTUAL

# PROPERTY LOCATION

Colonial Commons is ideally positioned on Jonestown Road with easy access to Interstate 81 and Interstate 83. Jonestown Road has become one of the area's strongest retail hubs, pulling traffic from surrounding markets. Major retailers in the area include Costco, Khol's, Target, Giant, Michael's, Best Buy, and many more.



## TRADE AREA

Adding to the stability of the market are the 10-mile radius and 20-minute drive time demographics. Within a 20-minute drivetime, you will find 248,440 people in 102,596 households with an average annual income of \$81,685. The 10-mile radius demographics are even stronger, showing 336,702 people in 138,491 households with an average annual income of \$87,954. The area daily traffic is also attributed to the +/- 14,000 businesses and +/- 215,000 employees in the general area.

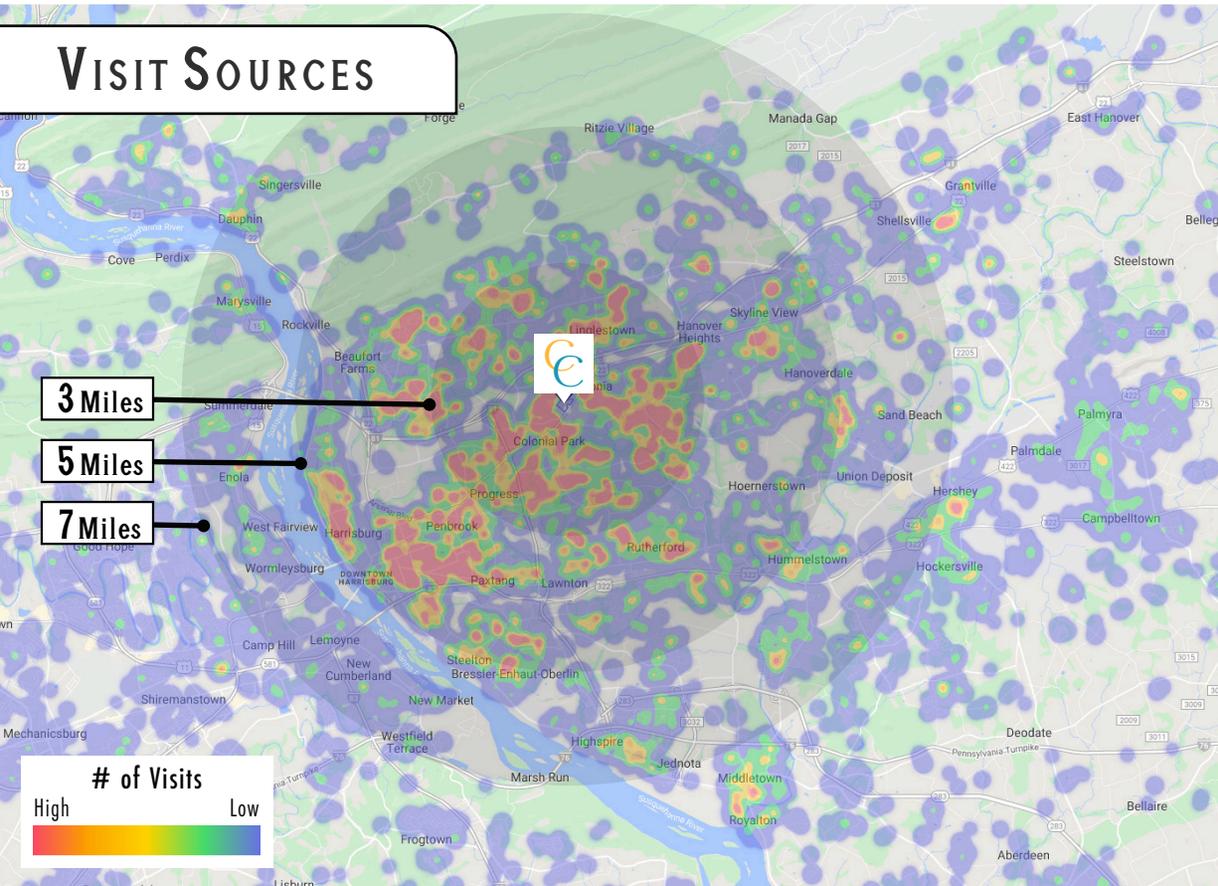
DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	7,500	148,790	341,090
TOTAL EMPLOYEES	7,390	87,800	215,584
TOTAL HOUSEHOLDS	3,132	60,142	140,351
AVG HHI	\$80,445	\$80,018	\$88,384



# ANNUAL VISITS



# VISIT SOURCES



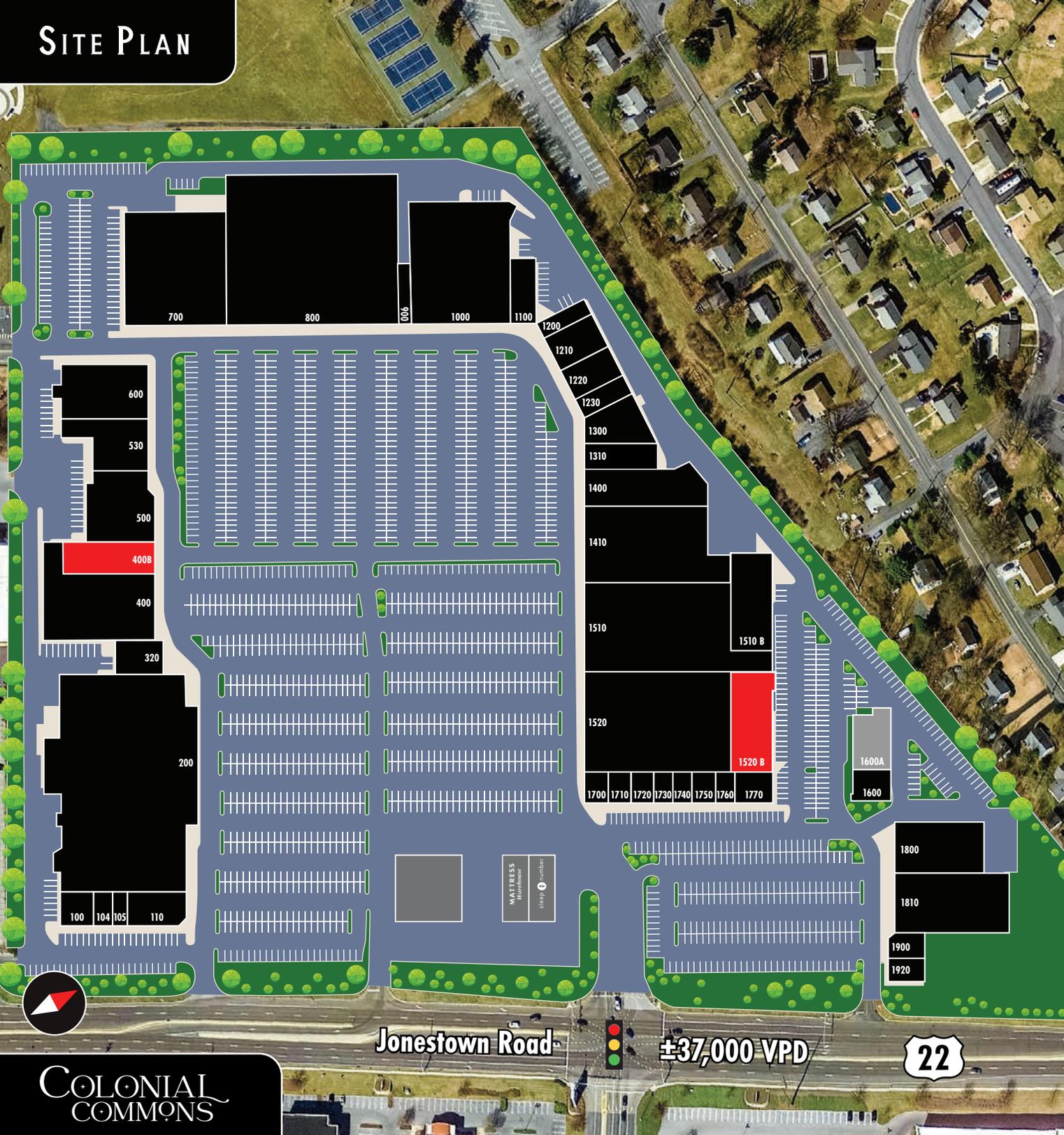
# TOP TENANTS



# CENTER OVERVIEW

ANNUAL VISITS	3.4M
ANNUAL VISITORS	738.8K
ANNUAL VISIT FREQUENCY	4.67
AVG. DWELL TIME	48 min

# SITE PLAN



Jonestown Road

±37,000 VPD



COLONIAL COMMONS

SPACE	TENANT	AREA (SQ FT)
100	Highmark Direct	2,525
104	Elements Therapeutic Massage	1,630
105	Cold Stone Creamery	1,295
110	VisionWorks	4,000
200	Hobby Lobby	67,815
320	Nothing Bundt Cakes	3,785
400	Barnes & Noble	18,073
400 B	AVAILABLE	6,826 (49'6" x 137'10")
500	Hibachi Grill & Supreme Buffet	10,400
530	Five Below	7,654
600	Guitar Center	10,207
700	Urge Fitness	25,500
800	Dick's Sporting Goods	56,000
900	Sally Beauty Supply	2,040
1000	Marshalls	27,000
1100	Bath and Body Works	3,645
1200	Spencer's Gifts	2,317
1210	Xfinity	4,400
1220	H&R Block	4,000
1230	Huntington Learning Center	2,400
1300	My Salon Suites	6,546
1310	Consumer Cellular	3,400
1400	Dollar Tree	11,756
1410	PetSmart	20,615
1510	HomeGoods	24,436
1510 B	USA Prime Baseball	±7,000
1520	Ross Dress for Less	19,000
1520 B	AVAILABLE	±11,000
1600	Noodles & Company	3,500
1600A	UNLEASABLE SPACE	5,000
1700	Five Guys Burgers & Fries	3,030
1710	Princess Nails	1,010
1720	Tonino's Pizza	1,010
1730	Subway	1,515
1740	Hong Kong City	2,020
1750	Color Me Mine	1,515
1760	Great Clips	1,010
1770	Chipotle Mexican Grill	2,946
1800	Ulta	10,100
1810	Old Navy	15,500
1900	T-Mobile	1,864

# 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  
 WILLIAMS-SONOMA TALBOTS LOFT  
 HAND + STONE MASSAGE AND FACIAL SPA Plow & Hearth Inspiring Home, Hearth, Yard & Garden Since 1980 HARVEST SEASONAL GRILL & WINE BAR

## COLONIAL COMMONS

HOBBY LOBBY EVERY SEASON STARTS AT DICK'S SPORTING GOODS Starbucks  
 noodles & COMPANY Marshalls ULTA  
 OLD NAVY HomeGoods  
 five BELOW FIVE GUYS BURGERS and FRIES CHIPOTE MEXICAN GRILL  
 PETSMART xfinity Guitar Center  
 DOLLAR TREE SUBWAY

sleep number MATTRESS Warehouse Olive Garden

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

BB&T

BEST BUY

AutoZone

REGAL

TACO BELL verizon

ALDI

RITE AID

THE HOME DEPOT

Mobile

McDonald's

POPEYES

Red Lobster

## Colonial Park Mall

Boscov's sears BUFFALO WILD WINGS BUFFALO WINGS, GRILL & BAR  
 FUNTIME CINEMAS LONGHORN STEAKHOUSE

## Jonestown Road Center

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

BURGER KING

Santander

Advance Auto Parts

84,000 VPD

22

## Paxton Square

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

McDonald's

22

37,000 VPD

Wendy's

MONRO MUFFLER/BRAKE & Service

## 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



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

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## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

