

AVAILABLE FOR LEASE

COLONIAL COMMONS

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

5070 Jonestown Road | Harrisburg, PA 17112



JOIN RETAILERS



Colonial Commons is a 410,432 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 - 1,010 SF
Cold Stone Creamery - 1,295 SF

AVAILABLE SPACE

± 7,000 - 24,970 SF



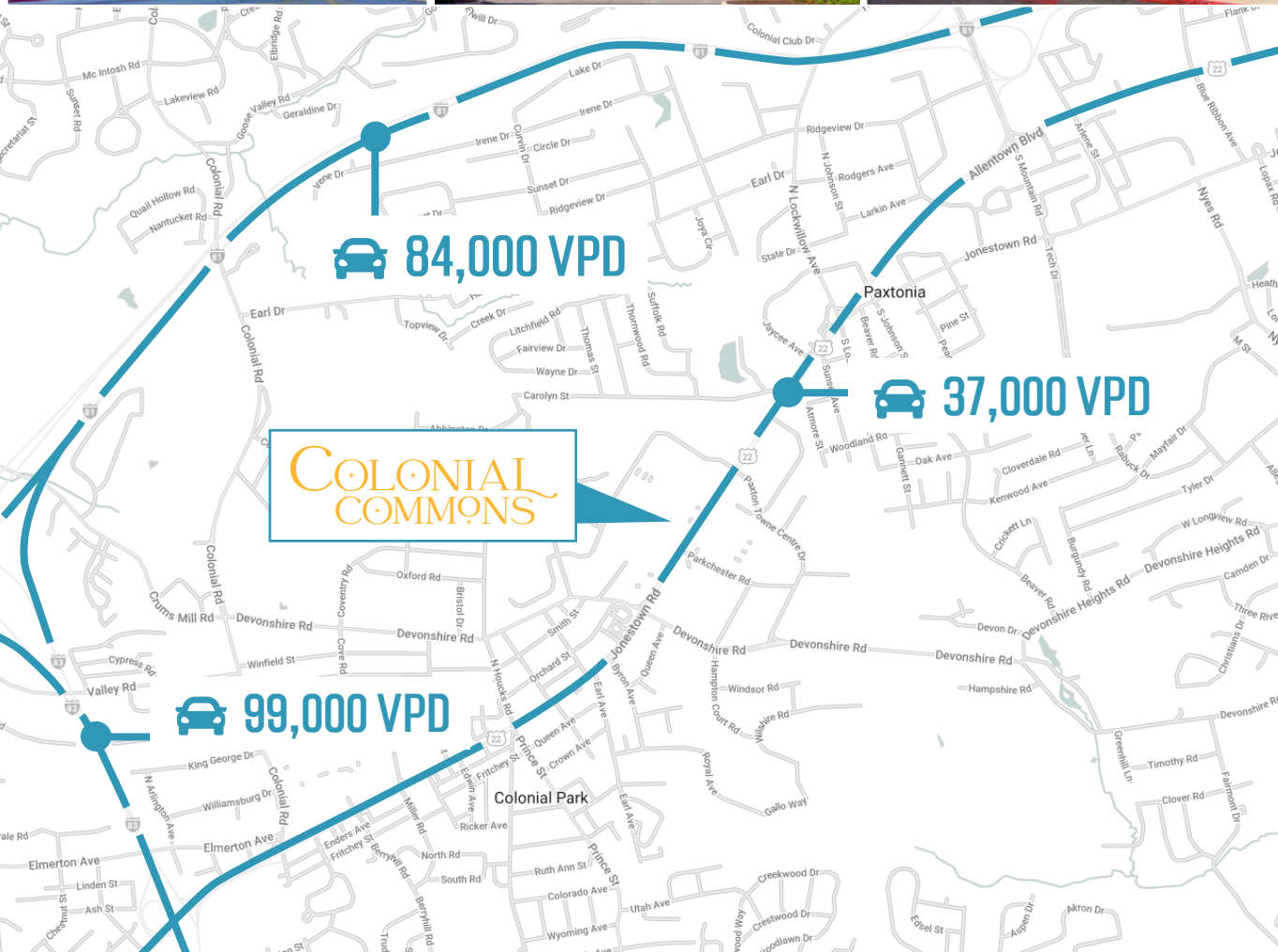
RENDERINGS



*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.

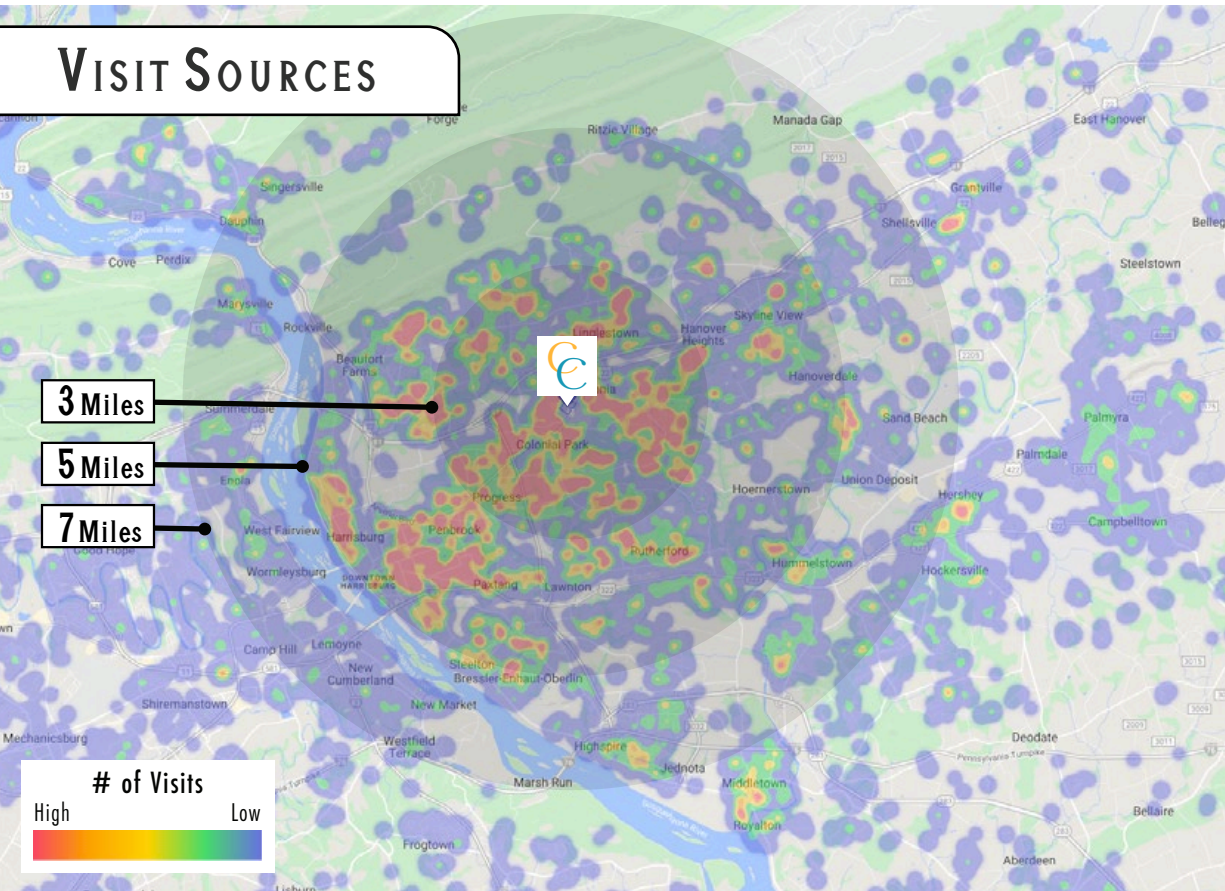
DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	7,500	148,790	341,090
TOTAL EMPLOYEES	7,390	87,800	215,584
TOTAL HOUSEHOLDS	3,132	60,142	140,351
AVG HHI	\$80,445	\$80,018	\$88,384



ANNUAL VISITS



VISIT SOURCES



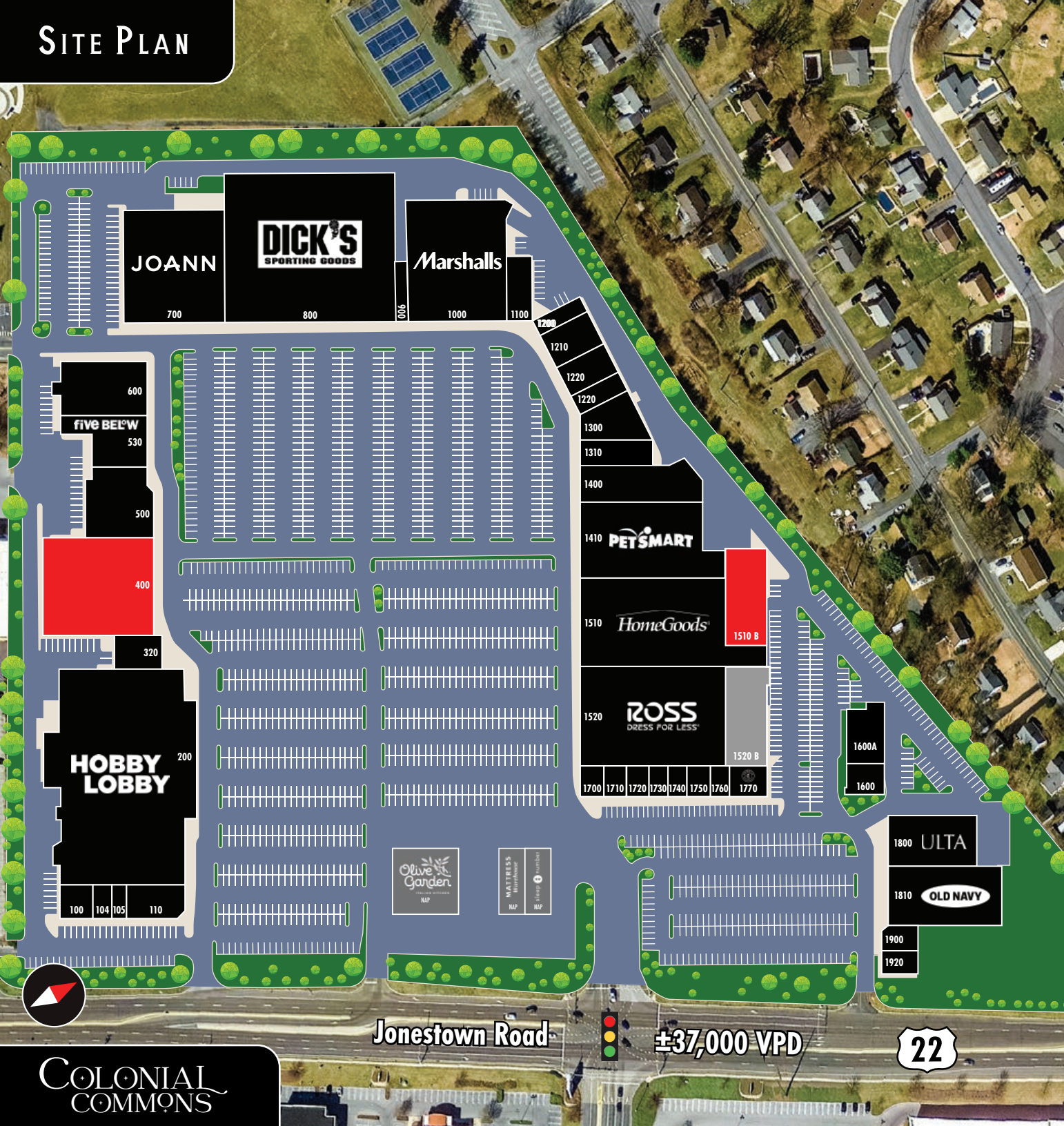
TOP TENANTS



CENTER OVERVIEW

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

SITE PLAN



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	AVAILABLE	24,970
500	Hibachi Grill & Supreme Buffet	10,400
530	Five Below	7,654
600	Guitar Center	10,207
700	Joann Fabrics	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	2,000
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	AVAILABLE	$\pm 7,000$
1520	Ross Dress for Less	19,000
1520 B	(Deal Pending)	$\pm 11,000$
1600	Noodles & Company	3,500
1600A	717 Athletics	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
1920	Starbucks Coffee	1,600

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 SEASONAL GRILL & WINE BAR HARVEST

COLONIAL COMMONS
HOBBY LOBBY EVERY SEASON STARTS AT DICK'S SPORTING GOODS Starbucks
JOANN Marshalls ULTA
five BELOW HomeGoods CHIPOTLE MEXICAN GRILL
OLD NAVY noodles
PETSMART FIVE GUYS BURGERS and FRIES Guitar Center
DOLLAR TREE DAVID'S BRIDAL

sleep number MATTRESS Warehouse Olive Garden ITALIAN KITCHEN

PEARLE VISION at home FINE WINE & GOOD SPIRITS Sport Clips

AutoZone

BEST BUY

verizon TACO BELL

ALDI

RITE AID

T-Mobile

POPEYES

McDonald's

Red Lobster

Colonial Park Mall
Boscov's sears BUFFALO WILD WINGS BUFFALO WINGS! BUFFALO WINGS! BUFFALO WINGS! BUFFALO WINGS!
FUTURE CINEMAS LONGHORN STEAKHOUSE

Jonestown Road Center
SHERWIN-WILLIAMS. BUDGET BLINDS Style and service for every budget.
FISHER Auto Parts

Paxton Towne Center
Target COSTCO WHOLESALE KOHL'S
Michaels BOB'S DISCOUNT FURNITURE
Panera BREAD SUPERCUTS GameStop
Party City BED BATH & BEYOND
THE HOME DEPOT

Harrisburg East SC
GIANT CVS pharmacy
TOUCH OF COLOR FLOORING VALUE CITY FURNITURE

Paxton Square
planet fitness CVS pharmacy
The UPS Store UPS goodwill

Advance Auto Parts BURGER KING Santander

Ford Wendy's MONRO MUFFLER/BRAKE & Service

Arby's

THE HOME DEPOT

82,000 VPD

84,000 VPD

99,000 VPD

57,000 VPD

84,000 VPD



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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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.

