

AVAILABLE FOR LEASE

# COLONIAL COMMONS

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

5070 Jonestown Road | Harrisburg, PA 17112



JOIN RETAILERS



ROSS  
DRESS FOR LESS

Marshall's

EVERY SEASON STARTS AT  
DICK'S  
SPORTING GOODS

HOBBY  
LOBBY

HomeGoods

five BELOW

OLD NAVY

DOLLAR TREE

Starbucks

CHIPOTLE  
MEXICAN GRILL

PETSMART

FIVE GUYS  
BURGERS and FRIES

Guitar Center

JOANN

noodles  
& company

COLD STONE  
CREAMERY

ULTA  
BEAUTY

T Mobile

SALLY  
BEAUTY SUPPLY



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

± 3,785 - 5,000 SF





## 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

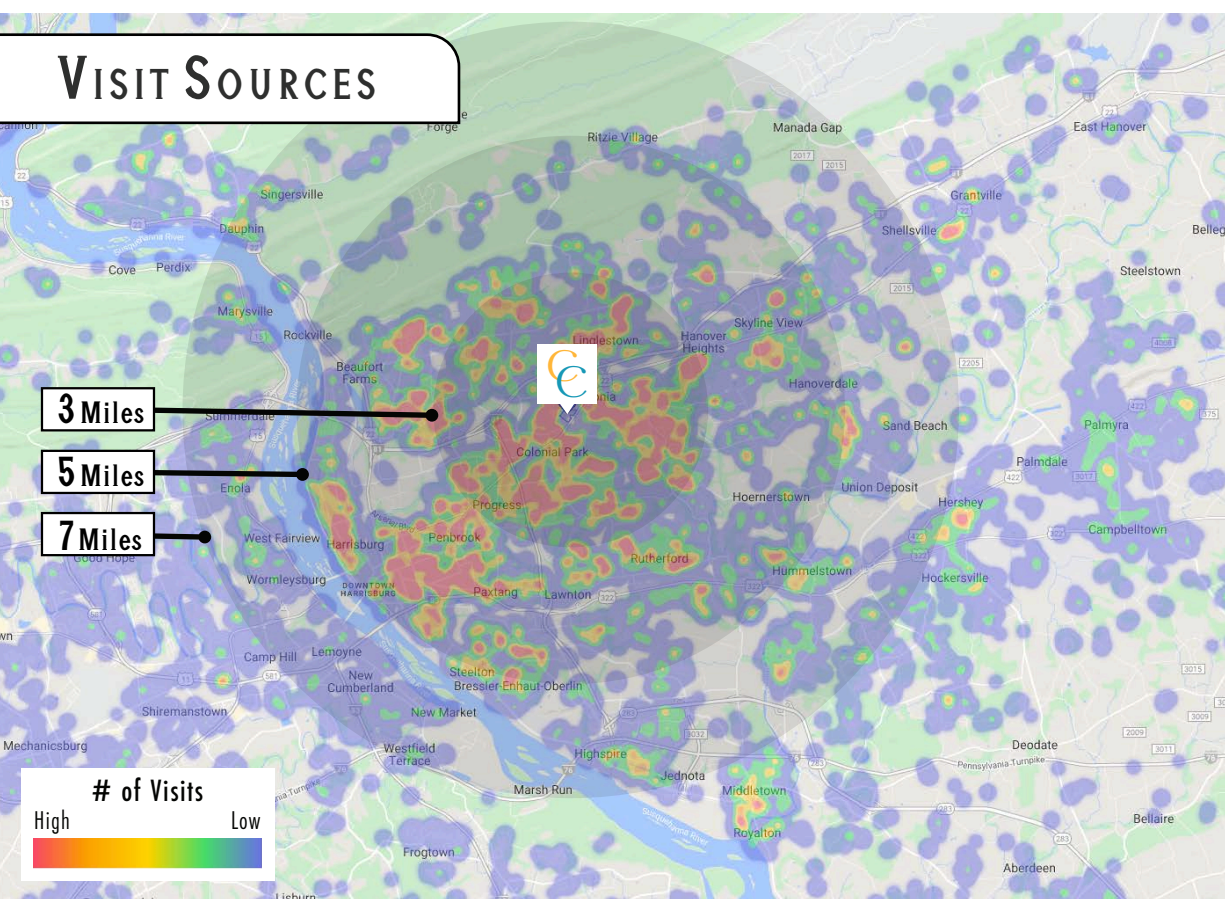




# ANNUAL VISITS



# 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
<b>320</b>	<b>AVAILABLE</b>	<b>3,785</b>
400	David's Furniture & Interiors	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	Jenny Craig	2,000
1210	Xfinity	4,400
1220	H&R Block	4,000
1230	Huntington Learning Center	2,400
1300	My Salon Suites	5,513
<b>1310</b>	<b>AVAILABLE</b>	<b>4,487</b>
1400	Dollar Tree	11,756
1410	PetSmart	13,534
1510	HomeGoods	31,436
1520	Ross Dress for Less	30,000
1600	Noodles & Company	3,500
<b>1600A</b>	<b>AVAILABLE</b>	<b>5,000</b>
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

Jonestown Road

±37,000 VPD

22

COLONIAL  
COMMONS



# RETAIL MARKET AERIAL

## Shoppes At Susquehanna Marketplace



## Colonial Commons

## COLONIAL COMMONS





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.

## AGENTS:

### BLAKE SHAFFER

bshaffer@bennettwilliams.com

### ASHLEE LEHMAN

alehman@bennettwilliams.com

### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com

### CHAD STINE

cstine@bennettwilliams.com

Phone: 717.843.5555

[www.bennettwilliams.com](http://www.bennettwilliams.com)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### NJ OFFICE:

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

# COMMERCIAL BROKERAGE. **REDEFINED.**

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.