

For Lease

4301-4309 JONESTOWN ROAD

±1.09 Acres

Harrisburg, PA 17109

Colonial Commons

HOBBY LOBBY

DICK'S
SPORTING GOODS



Marshall's
JOANN



ULTA

OLD NAVY

FIVE GUYS
BURGERS and FRIES

noodles
a company

HomeGoods
Happy

Guitar Center

FIVE BELOW



DOLLAR TREE

xfinity

LONGHORN
STEAKHOUSE



MOUNTZ
JEWELERS



Michael's
KOHLS
Party City

BED BATH &
BEYOND
BAM!
BOOKS & HILLION

Red Robin
GOURMET BURGERS & BEERS

petco
Panera
BREAD®

POPEYES

Spark
RECREATION

MCALISTER'S
DELI

RED LOBSTER
FRESH FISH • LIVE LOBSTER

22

Jonestown Road

±37,000 VPD

Available
1.09 AC

Colonial Road
±13,000 VPD



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

4301-4309 Jonestown Road is a 1.09-acre pad site for lease along one of the most sought-after retail corridors in Central Pennsylvania. The site benefits from excellent exposure and visibility, signage opportunities, and full access from Jonestown Road. Other major retailers you will find along this stretch include Costco, Target, Home Depot, Dick's Sporting Goods, At Home, and ALDI, just to name a few. This is a great opportunity for a retailer to join this distinguished corridor.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	79,599	172,547	255,688
TOTAL EMPLOYEES	44,623	134,921	173,271
AVERAGE HHI	\$78,652	\$77,139	\$84,219
TOTAL HOUSEHOLDS	33,215	71,030	106,440

TRAFFIC COUNTS:

Jonestown Rd ± 37,000 VPD | **I-83** ± 99,000 VPD

Location

4301-4309 Jonestown Road (Route 22) is ideally positioned among Harrisburg's strongest regional centers, which include Colonial Park Mall, Colonial Commons, and Paxton Square. It is also under half a mile from the Interstate 83 on and off ramps, which also intersects with Interstate 81, connecting the market to other major cities in Central PA.

Trade Area

Adding to the stability of the market includes the demographics within a 10-mile radius. There are 364,238 people within 149,751 households with an average annual income of \$89,189. That is about \$25,000 higher than the national average. The area traffic isn't only attributed to the residential population but also the +/- 15,000 businesses and +/- 240,000 employees within the same 10-mile radius.



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MARKET AERIAL

Shoppes At Susquehanna Marketplace



Colonial Commons



BB&T

BEST BUY

AutoZone

verizon

TACO BELL

ALDI

RITE AID

McDonald's

POPEYES

SITE

Colonial Park Mall



Paxton Square



Paxton Towne Center



Harrisburg East SC



First National Bank

Arby's

Fulton Bank

Red Roof Inn

REGAL

82,000 VPD

84,000 VPD

99,000 VPD

37,000 VPD

84,000 VPD



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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