

FOR **SALE**
OR **LEASE**

4220 JONESTOWN RD

1,624 SF

HARRISBURG, PA | 17109



Overview

4220 Jonestown Road is a 0.84-acre parcel of commercial land on one of the most sought-after retail corridors in Central PA. The site benefits from high traffic, visibility and exposure. In addition, it offers ample parking, easy access from Jonestown Road, and is located right down from the signalized intersection of Route 22 and Colonial Road.



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



COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,013	82,332	172,186
TOTAL EMPLOYEES	8,929	47,430	133,601
AVERAGE HHI	\$67,980	\$77,439	\$77,874
TOTAL HOUSEHOLDS	5,335	34,415	71,241

TRAFFIC COUNTS: Jonestown Rd- ±23,415 VPD

Location

4220 Jonestown Road is ideally positioned right off the Interstate 83 interchange, making the site not only accessible to Harrisburg and Dauphin County, but surrounding markets, as well. Nearby National Retailers include Target, Costco, Dick's Sporting Good, Hobby Lobby, and Best Buy, just to name a few.

Trade Area

The 20-minute drive-time radius is strong, showing 322,386 people within 133,991 households with an average income of \$88,787 a year. The 10-mile radius is just as strong, showing 367,070 within 151,845 household with an average income of \$90,432 a year.

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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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