

4814 JONESTOWN ROAD

HARRISBURG, PA | 17109



PROPERTY OVERVIEW

± 3,860 SF FOR SALE

Prominently situated on the most bustling commercial avenue in Dauphin County, there stands a mid-sized mixed-use edifice that catches the eye. Encompassing 3,860 square feet, this structure accommodates two retail compartments and a one-bedroom, one-bathroom apartment, resulting in a varied stream of income. The roof and mechanical systems have all been renewed within the past decade. While presently configured for two distinct personal services spaces, the property's Commercial General zoning opens the door to numerous other possibilities, including office, retail, and personal services. Its exceptional placement along Route 22, coupled with a traffic volume exceeding 30,000 vehicles per day, further enhances its appeal.



Blake Shaffer | Tyler Gettel | Ashlee Lehman | Cale Bruso
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY HIGHLIGHTS

- Prominently positioned structure on 0.18 acre within the heart of the Route 22 corridor
- Comprising 2 retail suites and a 1-bedroom, 1-bathroom apartment, complete with parking and ample storage capacity
- Benefitting from Commercial General zoning, enabling a diverse range of potential applications
- Experiencing traffic volumes exceeding 30,000 vehicles per day



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,418	72,377	165,967
TOTAL EMPLOYEES	5,571	37,031	110,158
AVERAGE HHI	\$91,611	\$107,143	\$100,279
TOTAL HOUSEHOLDS	3,539	30,294	68,055

TRAFFIC COUNTS: Jonestown Rd ± 32,000 VPD



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MARKET OVERVIEW

SHOPPES AT SUSQUEHANNA MARKETPLACE



COLONIAL COMMONS



SITE



COLONIAL PARK MALL



84,000 VPD

37,000 VPD

84,000 VPD

99,000 VPD

82,000 VPD

PAXTON SQUARE



PAXTON TOWNE CENTER



HARRISBURG EAST SC



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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