

JONESTOWN ROAD

HARRISBURG, PA | 17112



± 0.90 ACRES AVAILABLE | FOR SALE



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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OVERVIEW

High profile site located off Interstate 81 on Linglestown Road in West Hanover Township, Harrisburg, PA. Property is well situated with full access to and from the site at a signalized intersection, with great demographics in the area. Site is surrounded by local, regional, and national retailers, and several hotels. A new Sheetz was built across from the property. This site is a prime location for a redevelopment opportunity.

LOCATION

This property is ideally positioned at a signalized intersection near two of the area's primary retail shopping corridors, Linglestown Road (Rt. 39) and Jonestown Road. The site not only benefits from the high traffic flow of Linglestown Road, Jonestown Road, and the neighboring retail centers, but the surrounding housing population as well. With a trade area that extends more than 5 miles, this location attracts a vast customer base. With the high concentration of traffic driven by surrounding retail, the site pulls from not just the immediate area but surrounding market points as well.

TRADE AREA

Adding to the stability for the project, the site shows a 10-minute drive time demographic of over 151,939 people with household incomes of more than \$74,363 and daytime employment demographics equally as strong with 136,551. The demographics within a 5-mile radius include 102,820 people in 42,548 homes, a labor force of 61,857 with an average household income of \$73,600. The area's growth since 2000 has increased over 15.7% with over 6,833 new homes.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 12,545 | 40,603 | 106,879 |
| TOTAL EMPLOYEES | 3,371 | 13,805 | 41,898 |
| AVERAGE HHI | \$141,194 | \$133,778 | \$123,592 |
| TOTAL HOUSEHOLDS | 5,017 | 16,097 | 43,877 |

TRAFFIC COUNTS: I-81 ± 64,000 VPD | LINGLESTOWN RD ± 28,000 VPD



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MARKET OVERVIEW



Site

DUNKIN'



SHEETZ



West Hanover Elementary School

BW | Best Western. Hotels & Resorts



AMERICAN FREIGHT FURNITURE - MATTRESS

TRACTOR SUPPLY CO

CUBESMART self storage + logistics



Turkey Hill

Pony Parts

AROGA'S

OLIE'S OUTLET GOOD STUFF CHEAP

Advance Auto Parts



Paxton Square

goodwill | CVS pharmacy | BURGER KING | The UPS Store | planet fitness | S&T Bank | First National Bank



SHEETZ

Colonial Commons

at home | DICK'S SPORTING GOODS | Starbucks | HOBBY LOBBY | ROSS DRESS FOR LESS | noodles | DOLLAR TREE | Marshalls | ULTA | HomeGoods | JOANN | FIVE GUYS | CHIPOTLE | Olive Garden | Red Robin

Paxton Towne Center

Target | Costco WHOLESALE | THE HOME DEPOT | VCF VALUE CITY FURNITURE | petco | BAM! BOOKS-A-MILLION | DAVID'S BRIDAL | Party City LABOY | BOB'S FURNITURE | KOHL'S | Michaels | BOOT BARN | Panera BREAD

Meadows Marketplace

GIANT | DUNKIN' | FINE WINE & GOOD SPIRITS | holiday hair



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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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