

2552 PAXTON STREET

HARRISBURG, PA • 17111

±3,000 SF / 0.74 AC
FOR SALE

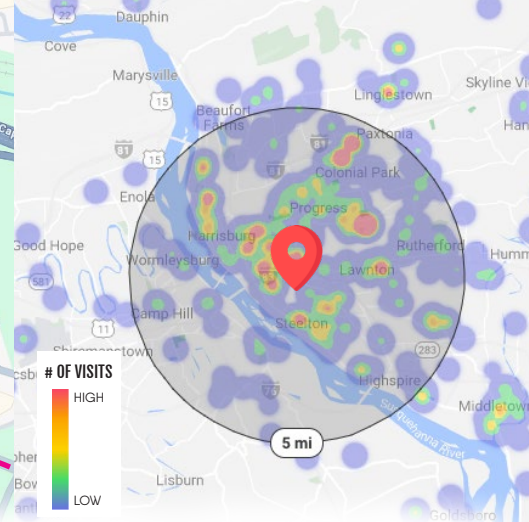


Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*



DEMOGRAPHICS



POPULATION
 3 MILE- 97,530
 5 MILE- 191,001
 7 MILE- 286,799



EMPLOYEES
 3 MILE- 80,309
 5 MILE- 137,259
 7 MILE- 182,278



AVERAGE HHI
 3 MILE- \$83,596
 5 MILE- \$99,128
 7 MILE- \$110,005



HOUSEHOLDS
 3 MILE- 40,772
 5 MILE- 79,368
 7 MILE- 118,203

PROPERTY OVERVIEW

2552 Paxton Street is a ±3,000 SF freestanding building residing on a 0.74-acre lot in Harrisburg, PA's retail market. Other major retailers in this market include Faulkner Buick/GMC/Honda dealers, Dunkin, McDonald's, Pizza Hut, and more. This property has ideal frontage along one of the market's busiest roads, Paxton Street (±16,000 VPD), and has easy access via I-83 (±98,000 VPD), attracting customers from York, PA and even Baltimore, MD.

Paired with its high visibility, this property is centered around various growing residential neighborhoods making up more than 260,000 people with household incomes around \$80,000. Demographics within a 10-mile radius are 411,444 people in 168,777 households, and a labor force of 224,158 with an average income of \$115,532. This site presents an opportunity for a single-tenant user looking to capitalize on the growth in the Harrisburg market.



MARKET OVERVIEW

UNION SQUARE SHOPPING CENTER

DAUPHIN PLAZA

SWATARA SQUARE

THE POINT SHOPPING CENTER

HIGH POINTE COMMONS



Bennett Williams

COMMERCIAL REAL ESTATE

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WILLIAMSPORT OFFICE:

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

