

GATEWAY CORPORATE CENTER

50 SHANNON DRIVE • HARRISBURG, PA • 17112



ALLENTOWN BLVD ±14,500 VPD

±1.00 AC AVAILABLE

FOR SALE/LEASE



BLAKE SHAFFER



BRAD ROHRBAUGH



CHAD STINE

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

Bennett Williams
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- Prime, fully approved pad site for a standalone retail building.
- 1-acre development opportunity at a signalized intersection on Route 22 (Allentown Boulevard) and Shannon Road.
- Zoning variance allows for a fast-casual restaurant with drive-thru capability.
- Ideal for a financial institution, convenience store, daycare, or medical/urgent care facility.
- Positioned at the Gateway Corporate Center entrance, home to 650 employees.



DEMOGRAPHICS

3 MILE 5 MILE 10 MILE



POPULATION

40,531 104,718 319,707



TOTAL EMPLOYEES

17,393 45,364 185,992



AVERAGE HHI

\$133,277 \$120,628 \$108,484



TOTAL HOUSEHOLDS

16,327 43,333 133,621

SITE PLAN



MARKET AERIAL



PAXTON SQUARE

- goodwill
- CVS pharmacy
- The UPS Store
- BURGER KING
- QUALITY KARN'S FOODS
- planet fitness
- ST Bank
- First National Bank

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
- Red Robin

PAXTON TOWNE CENTER

- Target
- COSTCO WHOLESALE
- THE HOME DEPOT
- VCF VALUE CITY FURNITURE
- GIANT
- petco
- BAM! BOOKS-A-MILLION
- DAVID'S BRIDAL
- Party City
- LABOY
- Michael's
- BOB'S FURNITURE
- KOHL'S
- BOOT BARN
- Panera

MEADOWS MARKETPLACE

- GIANT
- DUNKIN'
- PINE WINE & GOOD SPIRITS
- holiday hair

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

