

1750 HIGHLAND ST

HARRISBURG, PA | 17111



±1,600-6,000 SF
FOR LEASE



TOM TROCCOLI | JOSH MILLER

For Leasing Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This new 6,000 SF flex/retail building is under construction on approximately 0.9 acres in Swatara Township, positioned just south of the Interstate 283 and Route 441 interchange with direct access via Eisenhower Boulevard. The property offers excellent visibility and regional connectivity in a high-visibility commercial area.

The building offers flexible leasing options, available in its entirety at 6,000 SF or in divisions of 4,000 SF, 2,000 SF or 1,600 SF.

The location benefits from immediate adjacency to Harbour House Crabs and proximity to established retailers including Dunkin', McDonald's, Capitol Diner, Gilligan's Bar and Grill and additional national and local tenants that drive consistent daily traffic. This development provides a strong opportunity for tenants seeking new construction flex or retail space in a proven corridor.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	55,602	165,649	266,134
TOTAL EMPLOYEES	34,180	103,949	160,649
AVERAGE HHI	\$92,933	\$93,755	\$102,688
TOTAL HOUSEHOLDS	21,974	68,284	108,705

MARKET AERIAL

KLINE PLAZA

GIANT **McDonald's** **Rainbow**

DOLLAR TREE **boostmobile** **FINE WINE & GOOD SPIRITS**

UNION SQUARE

weis Gabe's **DOLLAR TREE**

TEXAS **Advance Auto Parts** **GameStop**

CHIPOTLE

BURGER KING

Burlington

HARRISBURG HIGH SCHOOL - JOHN HARRIS CAMPUS

ALLISON HILL SCHOOL
ROWLAND INTERMEDIATE SCHOOL
SCOTT ELEMENTARY SCHOOL
BROOKWOOD SCHOOL

MELROSE SCHOOL

SCOTTSDALE PLAZA

Melting Pot **H&R BLOCK**

T-Mobile

EAST PARK SC

THE HOME DEPOT **PET SMART**

PAPA JOHNS **urbanAir**

FAMILY DOLLAR

Hardee's

DUNKIN'

AutoZone **McDonald's** **Turkey Hill**

DOLLAR TREE

BURGER KING **Pizza Hut**

BAM!

SHEETZ

Applebee's **HONDA** **TOYOTA**

CVS pharmacy

Ruby Tuesday

SHOPS AT TECPORT

chewy **PAPA JOHN'S**

HIGH POINTE COMMONS

Target **JCPenney** **Christmas Tree Shops**

petco **FIVE GUYS** **BURGERS and FRIES** **OrangeTheory**

verizon **GameStop** **hair cutlery**

MONRO

COURTYARD 128 ROOMS

Hotel INDIGO 149 ROOMS

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

SITE

Chick-fil-A

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.

