



# 5420 JONESTOWN ROAD

HARRISBURG, PA 17112



## OFFERING SUMMARY

Lease Rate:	\$13.95 SF/yr (NNN)
Building Size:	18,000 SF
Available SF:	8,000SF
Tax Parcel:	35-044-041
Traffic Count:	30,000 VPD
Lot Size:	1.2 Acres
Year Built:	1990
Zoning:	CH-Commercial Highway
Township:	Lower Paxton Township
County:	Dauphin County

## PROPERTY OVERVIEW

Highly visible retail storefront along Harrisburg's busiest retail corridors! Join the many National Retailers along the Rt. 22/Jonestown Road corridor such as Target, Kohls, Costco, Home Depot, Giant Foods, Karns Grocery, Aldi Foods, and many more.

## PROPERTY HIGHLIGHTS

- Up to 8,000 SF available
- Join current tenant: Sofa Selections
- At a traffic controlled intersection visible to 30,000 VPD
- Accessible by both Jonestown Road (Rt. 22) and Allentown Blvd.
- Vacant space to be demised to tenant specifications
- Side access creates easy loading or drop off uses

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Ridgeview Drive

Earl Drive

N Lockwillow Avenue

Allentown Road

Curvin Drive

Jonestown Road

**SITE**

Paxton Square

Colonial Commons

Paxton Towne Center

Memorial Park

Tuesday Morning

22

ERIE

FERGUSON

Advance Auto Parts

ABC FUEL OIL COMPANY

MONRO

FISHBONE

Displays Graphics

Speedway

KPC KELLY, PARKER & COHEN, L.L.C.

EMPIRE AUTO PARTS

BATTERY WAREHOUSE

Ford

Dia Monte Jewelers

GOODALL pools & spas

TransForce

PA Central CREDIT UNION

Starbucks

S Johnson Street

BAYMONT BY WYNDHAM

Santander

BURGER KING

Citizens Bank

swartz KITCHENS & BATHS

McDonald's

U-HAUL

Speedway DUNKIN' DONUTS

UNITED STATES POSTAL SERVICE

D&H

S&T Bank



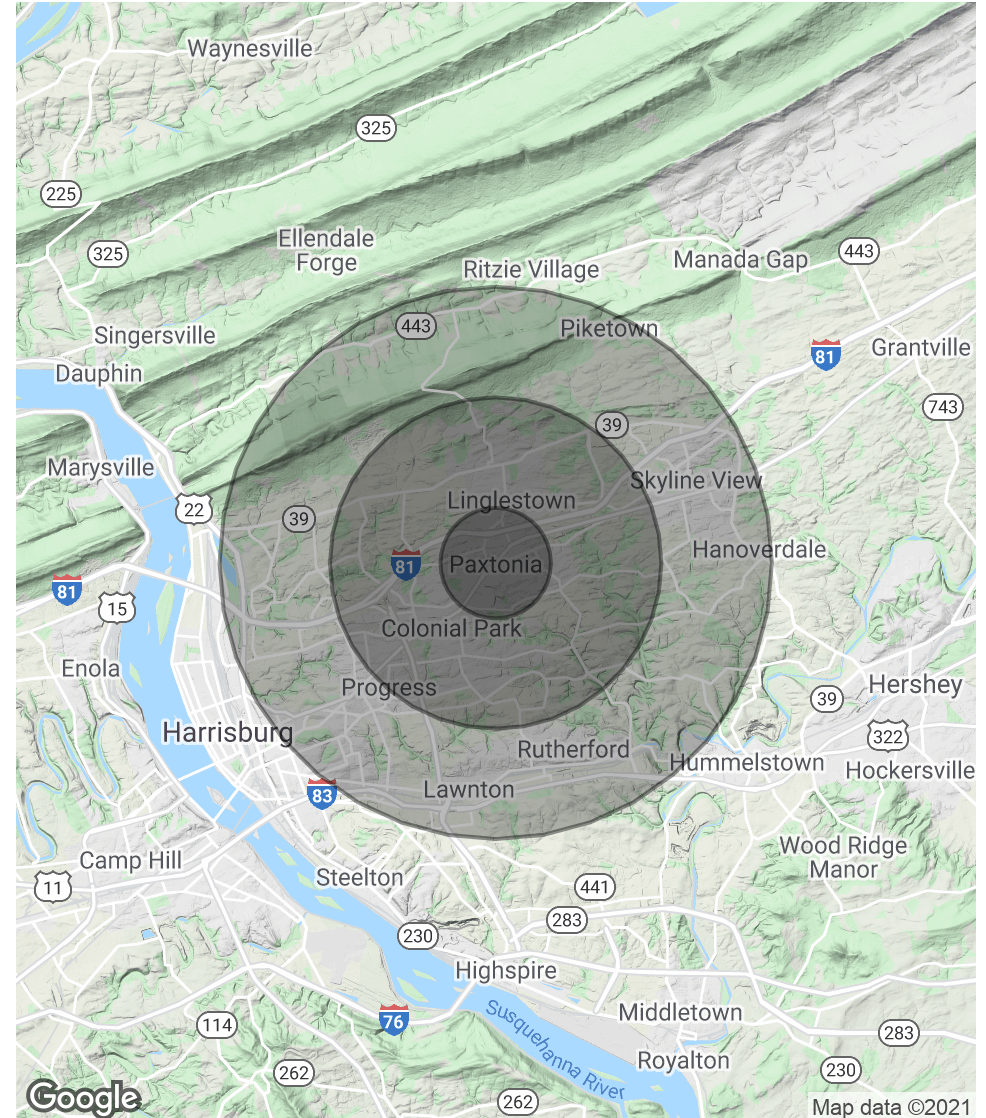
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,374	50,371	112,321
Average age	41.7	41.1	40.6
Average age (Male)	39.0	39.9	39.2
Average age (Female)	43.3	41.9	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,695	21,266	47,033
# of persons per HH	2.4	2.4	2.4
Average HH income	\$70,925	\$75,290	\$73,688
Average house value	\$180,092	\$197,053	\$194,084

\* Demographic data derived from 2010 US Census



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