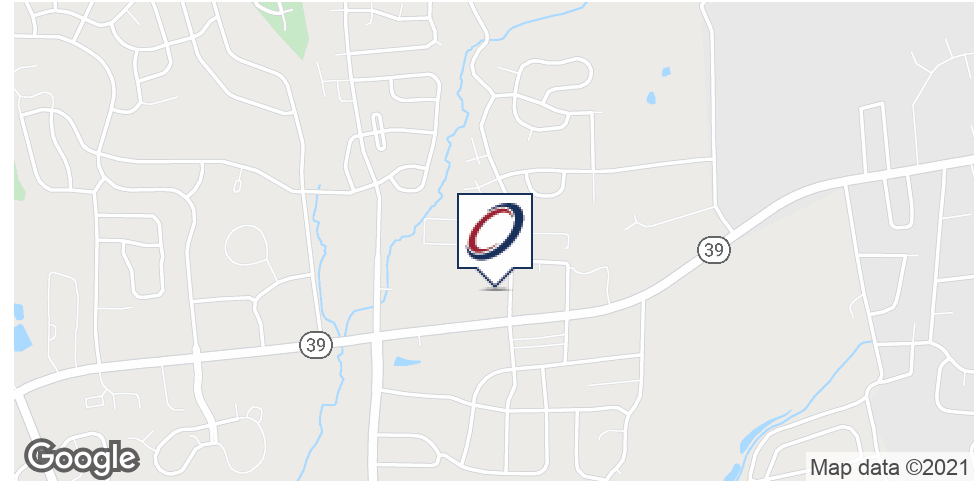


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                            |
|----------------|----------------------------|
| Lease Rate:    | \$15.95 SF/yr (NNN)        |
| Building Size: | 21,920 SF                  |
| Available SF:  | 1,240 - 3,856 SF           |
| Lot Size:      | 2.92 Acres                 |
| Year Built:    | 2007                       |
| Zoning:        | CN-Commercial Neighborhood |
| Submarket:     | Lower Paxton Township      |
| County:        | Dauphin County             |

### PROPERTY OVERVIEW

Sakana Restaurant For Lease

### PROPERTY HIGHLIGHTS

- Sakana Restaurant - all equipment and fixtures remaining.
- Only suite remaining in this attractive strip center.
- Excellent visibility on Linglestown Road.
- Easily accessible at traffic controlled intersection.
- Outparcels include Dunkin Donuts, Baskin Robbins, and First National Bank.



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**2308** PATTON ROAD

## RETAIL PROPERTY FOR LEASE

2308 Patton Road Harrisburg, PA 17112

## LEASE SPACES

### LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable    |
| Total Space: | 1,240 - 3,856 SF | Lease Rate: | \$15.95 SF/yr |

### AVAILABLE SPACES

| SUITE        | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|--------------|-----------|------------------|------------|---------------|-------------|
| Patton Place | -         | 3,856 SF         | NNN        | \$15.95 SF/yr | -           |
| Suite A      | Available | 2,456 SF         | NNN        | \$15.95 SF/yr | -           |
| Suite B      | Available | 1,240 SF         | NNN        | \$15.95 SF/yr | -           |
| Suite A & B  | Available | 1,240 - 3,856 SF | NNN        | \$15.95 SF/yr | -           |



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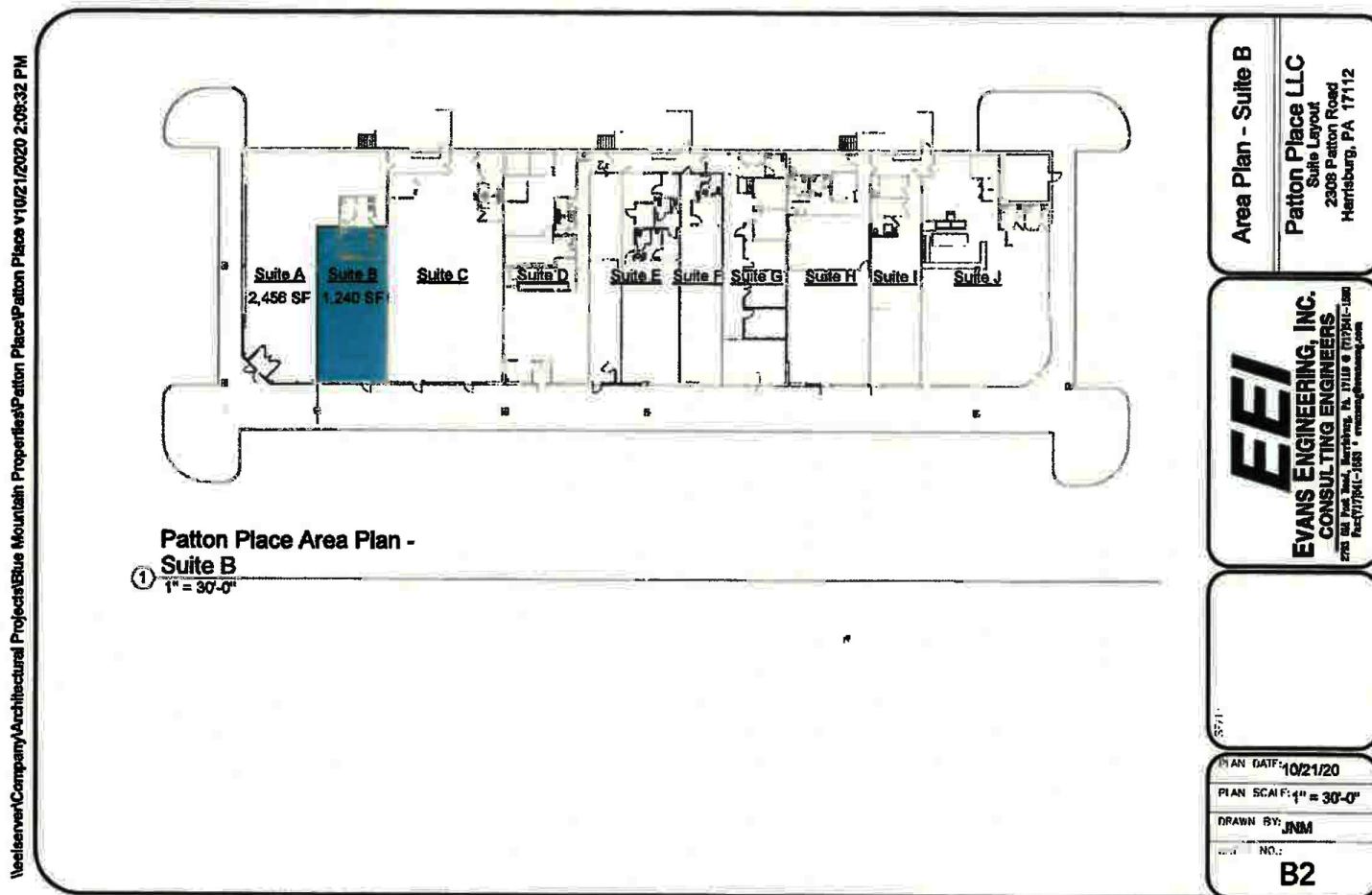


### ADDITIONAL PHOTOS

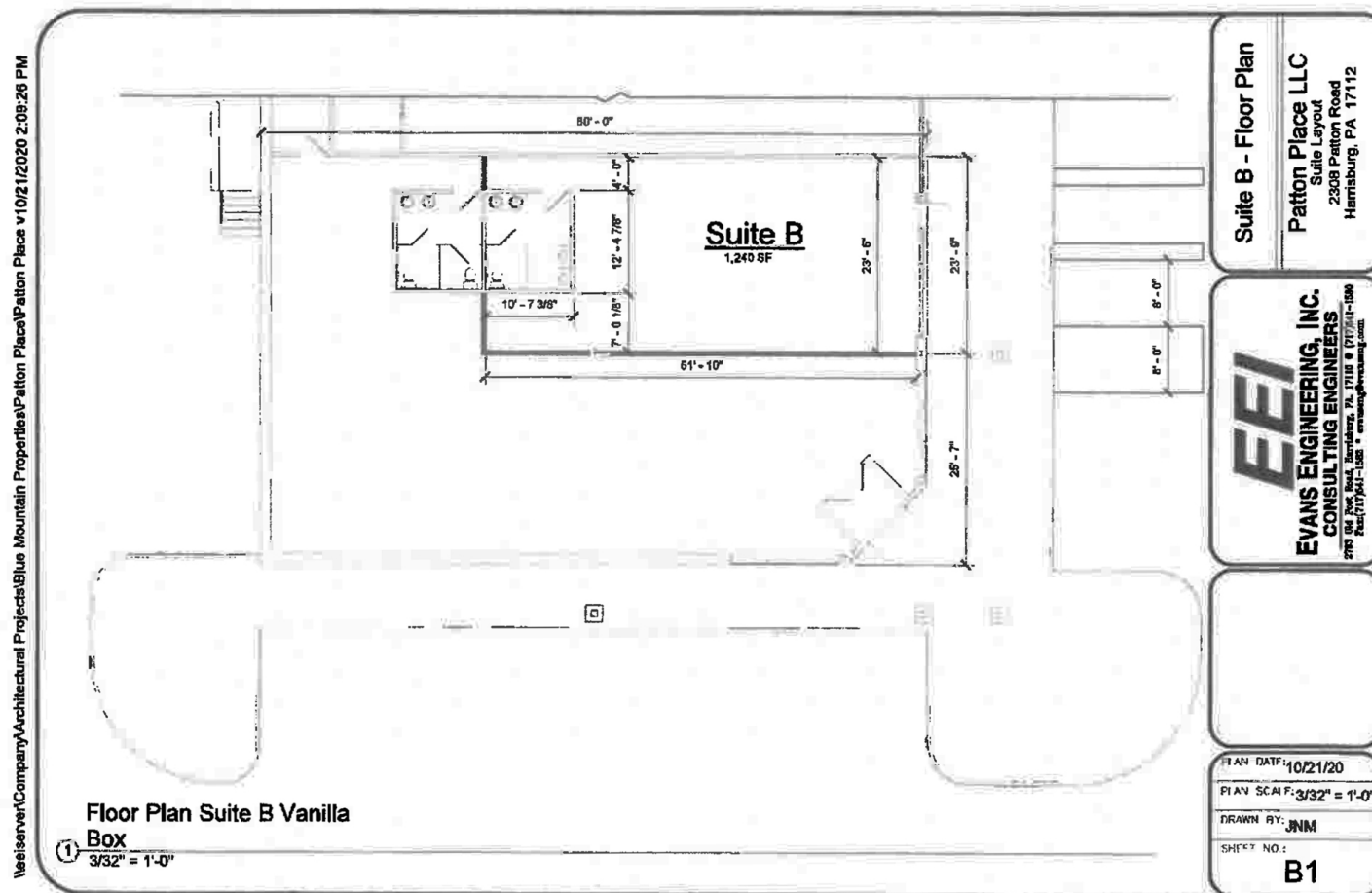




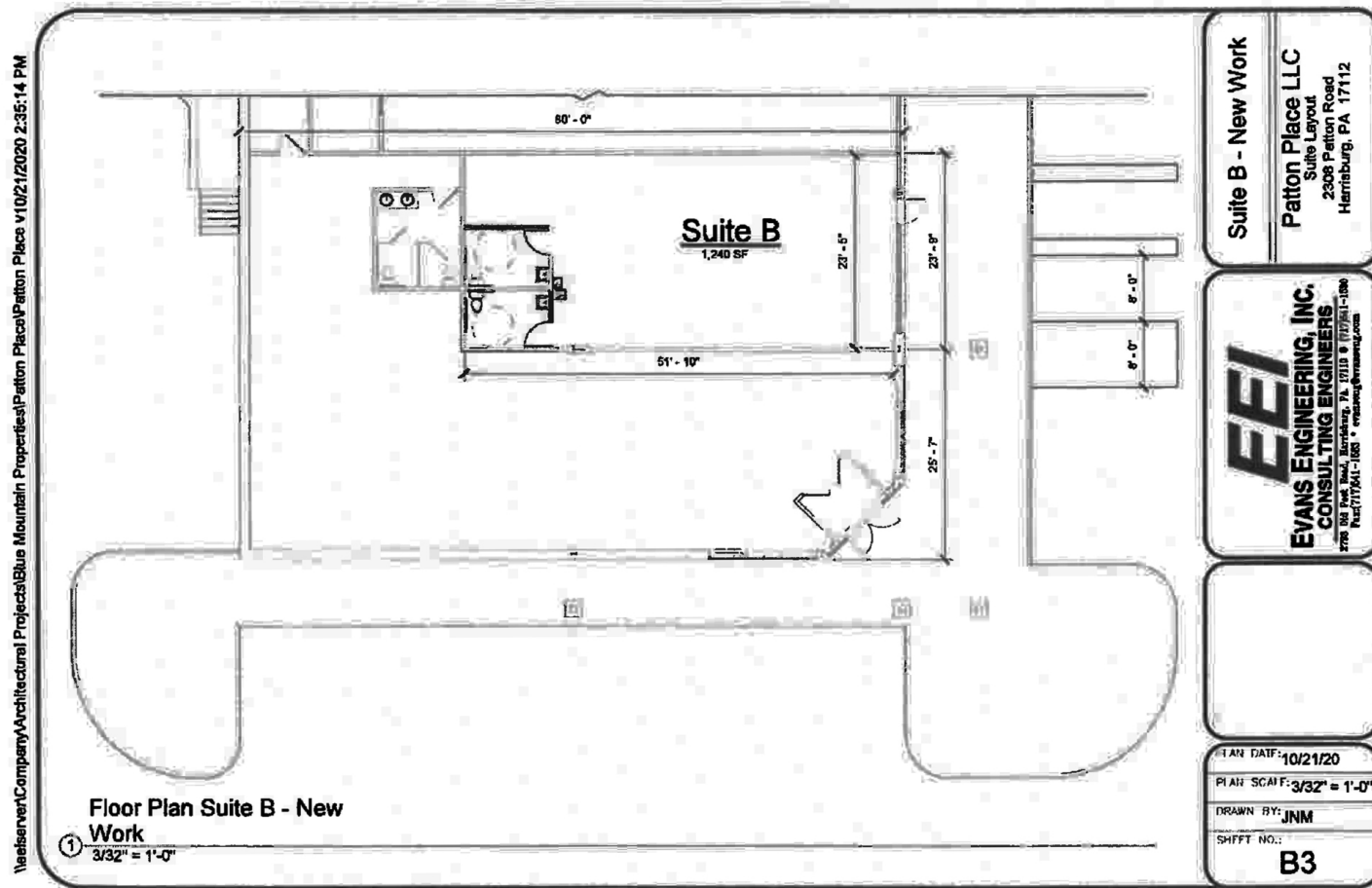
### SUITE B-PLACEMENT



### SUITE B - VANILLA SHELL



### SUITE B-NEW FLOOR PLAN

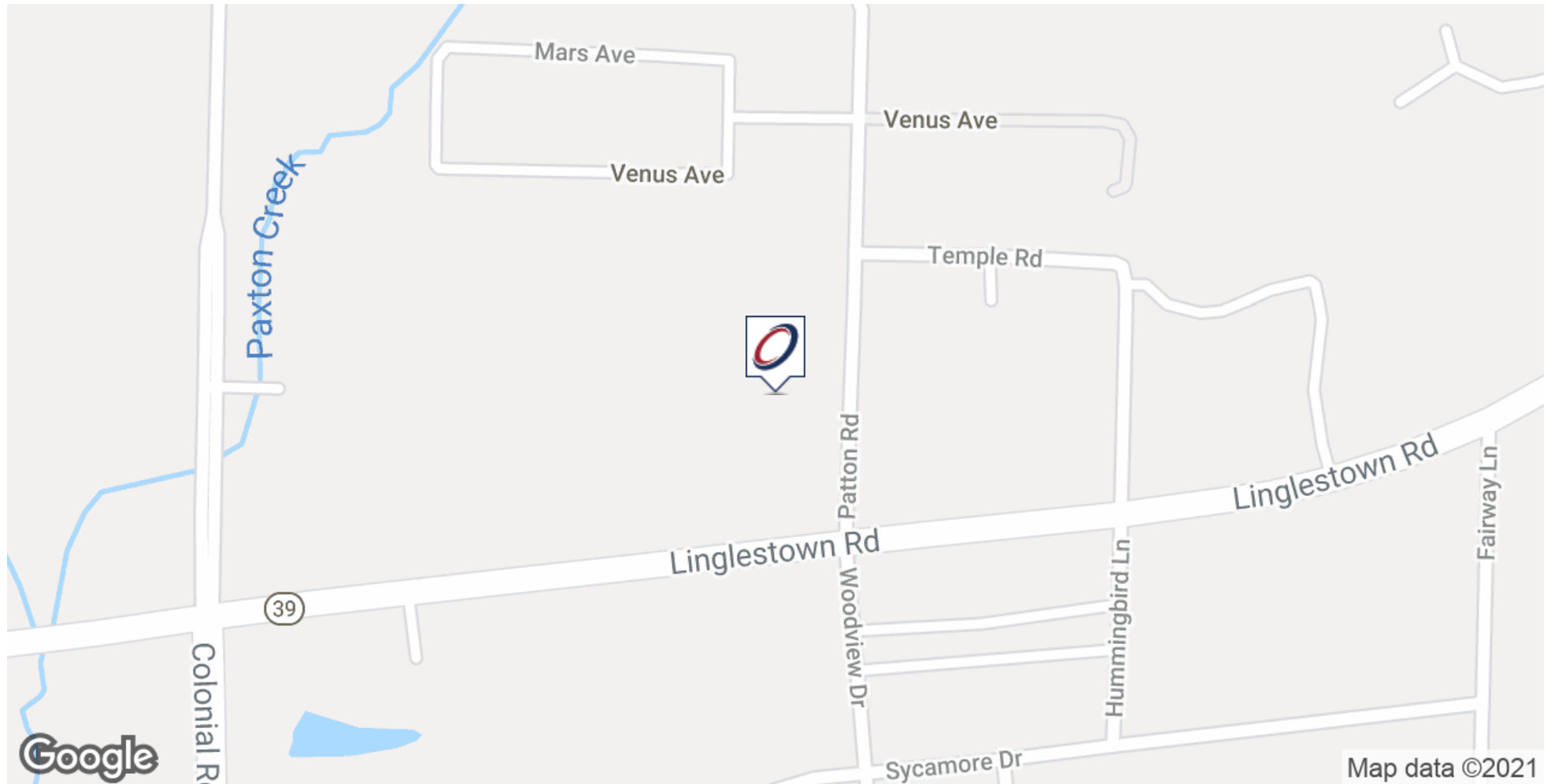


**2308** PATTON ROAD

## RETAIL PROPERTY FOR LEASE

2308 Patton Road Harrisburg, PA 17112

### LOCATION MAP



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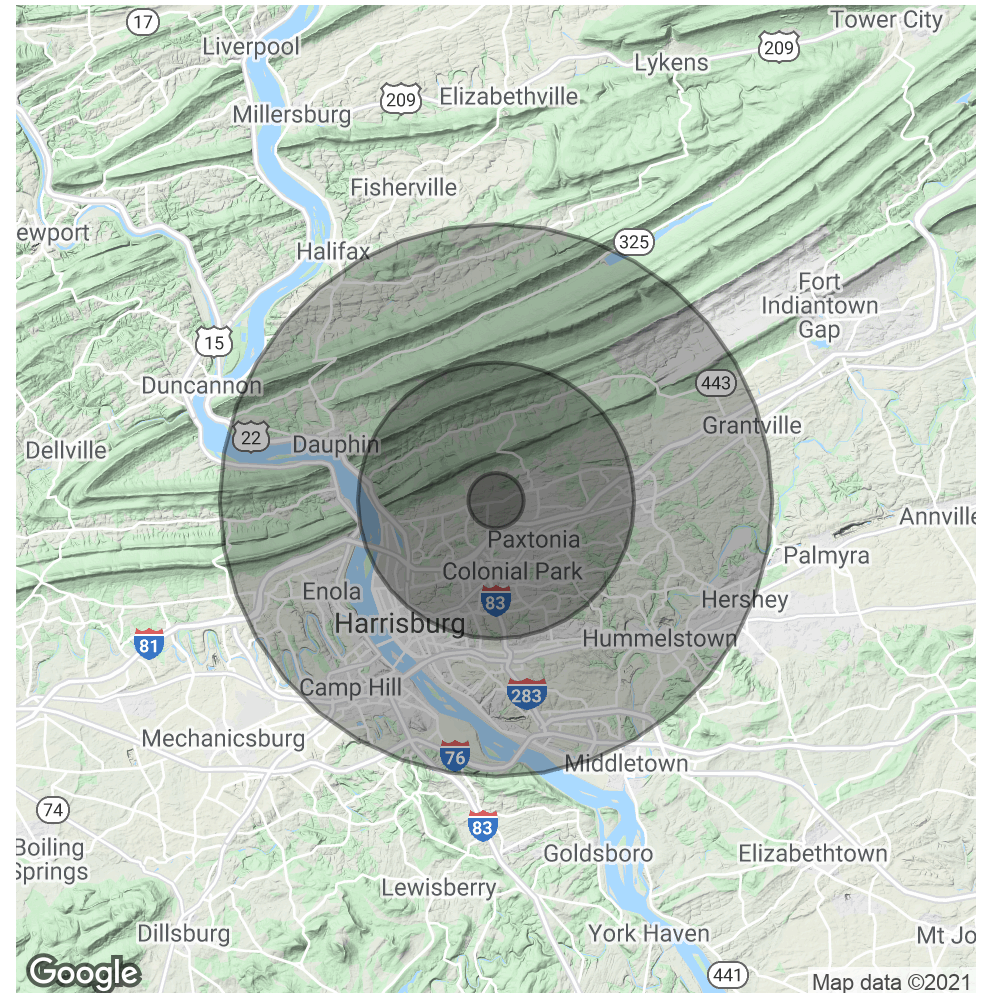
## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,244  | 93,933  | 310,605  |
| Average age          | 46.7   | 41.4    | 38.6     |
| Average age (Male)   | 45.6   | 40.0    | 37.1     |
| Average age (Female) | 47.2   | 42.4    | 40.0     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,247     | 39,935    | 129,132   |
| # of persons per HH | 2.6       | 2.4       | 2.4       |
| Average HH income   | \$110,176 | \$74,571  | \$65,319  |
| Average house value | \$275,552 | \$195,386 | \$177,304 |

\* Demographic data derived from 2010 US Census



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