



FOR SALE/LEASE

FULL BUILDING OPPORTUNITY



3405 Paxton Street

Harrisburg, PA 17111

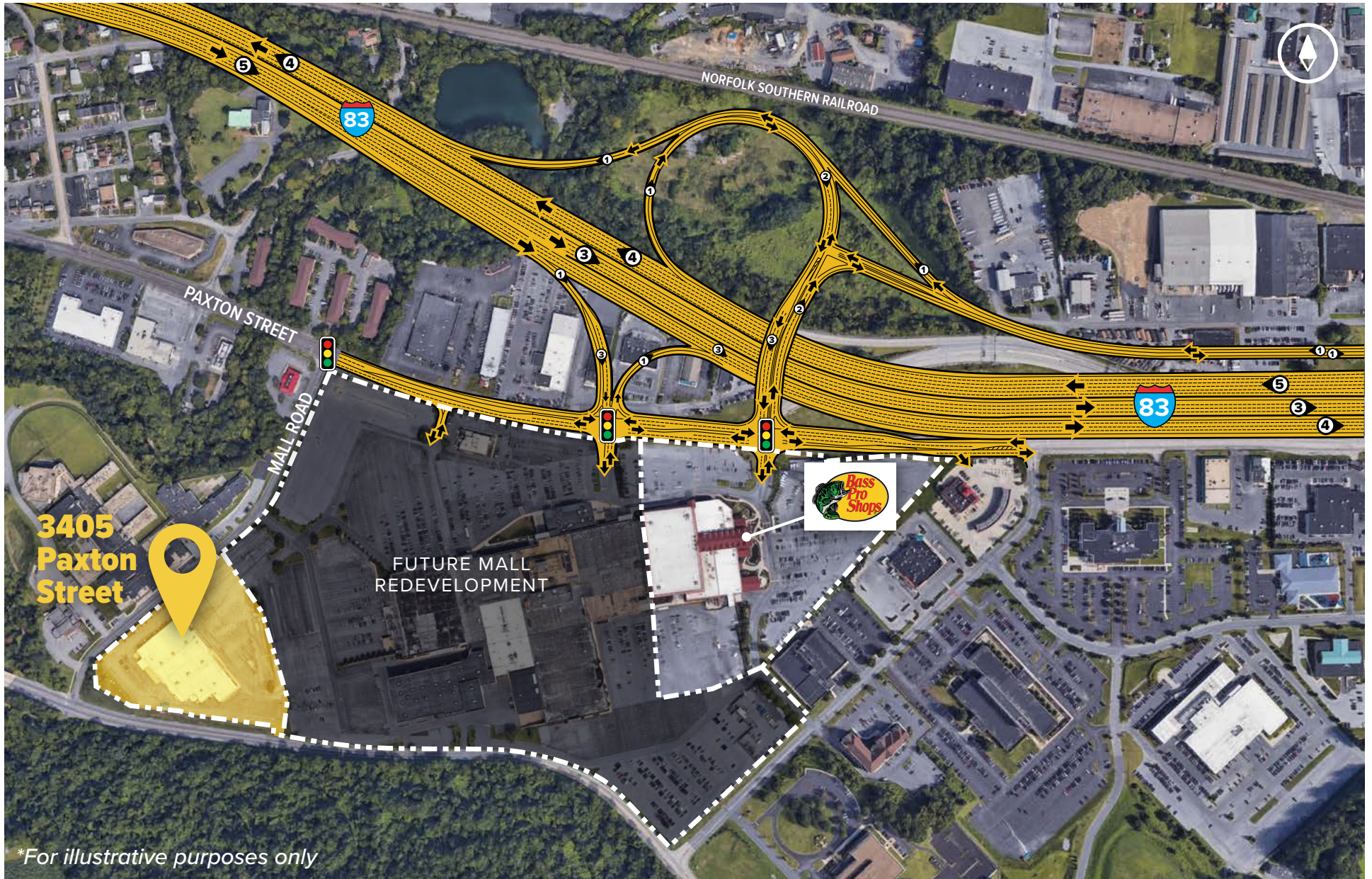
About The Property

- ▶ 57,645 SF building on 5.43 acres available for sale/lease
- ▶ Located at the I-83 and Paxton Street interchange, adjacent to Bass Pro Shops and future mall redevelopment
- ▶ Easy access to I-83, I-283, I-81, I-97, and Harrisburg International Airport
- ▶ General Commercial zoning (C-1) allows for a variety of uses including medical/dental clinics, laboratories, hospitality, and automotive service stations/dealers
- ▶ 15' clearance height, dock and drive-in loading available



Proposed I-83 Interchange Improvements

I-83 at Harrisburg Mall





Traffic Count (MDOT)

I-83 at Route 322 Interchange: 116,878 vehicles/day

I-83 at Paxton Street: 103,317 vehicles/day

Paxton Street at Harrisburg Mall: 18,463 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,733	88,023	187,820
Number of Households	3,303	35,393	78,824
Avg. Household Income	\$83,492	\$72,325	\$84,971

Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space.

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