



FOR SALE

4521 JONESTOWN ROAD, HARRISBURG, PA
PRIME COLONIAL PARK RETAIL INVESTMENT OPPORTUNITY

4521 JONESTOWN ROAD, HARRISBURG, PA
PRIME COLONIAL PARK RETAIL PROPERTY

RETAIL INVESTMENT PROPERTY
FOR SALE



Offering Summary



LEASE AVAILABILITY

SALE PRICE	Undisclosed
BUILDING SIZE	6,450 SF
Property Tax	\$10,682
APN	35-051-045, 046-000-0000

LOCATION

Municipality	Lower Paxton Township
County	Dauphin County
Parking	± 15 Spaces

ZONING

Zoning	Commercial General
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PROPERTY OVERVIEW

Landmark Commercial is pleased to present 4521 Jonestown Road, a highly visible freestanding retail building. Situated at the signalized intersection/entrance to the Colonial Park Mall. This intersection has excellent exposure with 25,854 ADT (Average Daily Traffic). Currently used as an auto retail and service center, the property is well-suited for a variety of retail or business ventures looking for prime visibility on Jonestown Road. Convenient access to major interstates (I-81 & I-83) makes this an ideal spot for businesses seeking a central and accessible location to service Harrisburg's East Shore primary retail artery RT 22.

WHAT'S NEARBY...



PROPERTY HIGHLIGHTS

- Signalized intersection with strong traffic counts
- Easy access to I-83 and I-81
- Located in a growing retail corridor with a dynamic and evolving retail landscape
- Formerly used as an auto retail and service center

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Building Size	6,450 SF
Lot Size	0.50 AC
Property Type	Primary Commercial Strip Retail
Tenancy	Single
Occupancy	Available for Immediate Occupancy
Number of Floors	1
Restrooms	1 Unisex
Year Built	1961

BUILDING SPECIFICATIONS

Construction	Block / Metal
Roof Type	Rubber
Power	Capacity TBD
HVAC	Propane
Parking	± 15 Spaces
Security	Video Monitoring
Signage	Building & Monument Facing Jonestown Rd

MARKET DETAILS

Nearest Cross Streets	Jonestown Rd & Miller Rd
Traffic Count @ Intersection	25,854 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial General
Permitted Uses	Automotive Retail, Personal Services, Restaurant, Office

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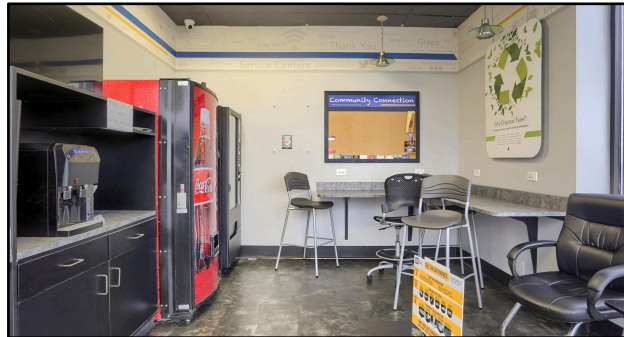




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Additional Images



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Location - East



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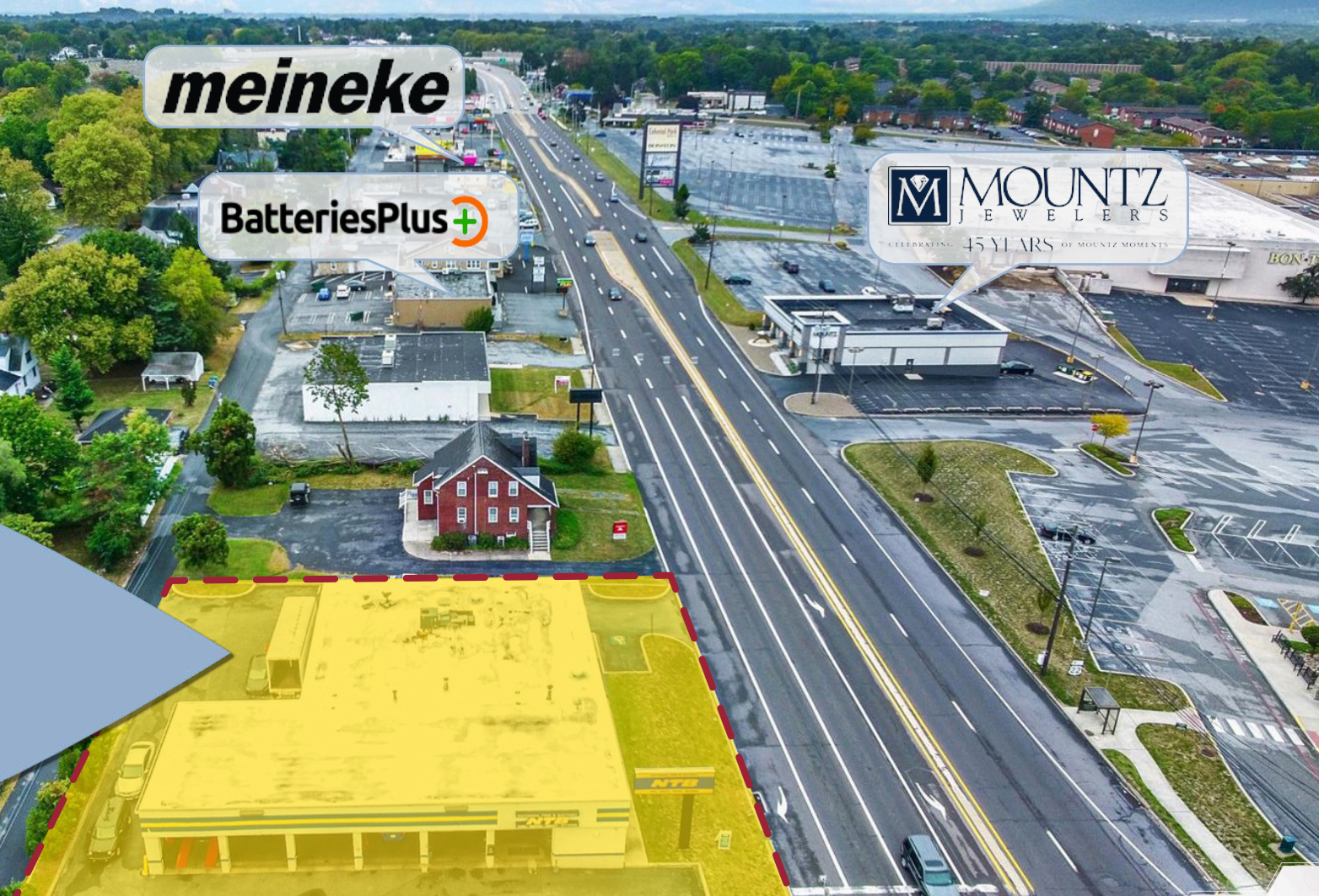
RETAIL INVESTMENT PROPERTY
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Location - West

meineke

BatteriesPlus+

MOUNTZ
JEWELERS
CELEBRATING 45 YEARS OF MOUNTZ MOMENTS



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TCN
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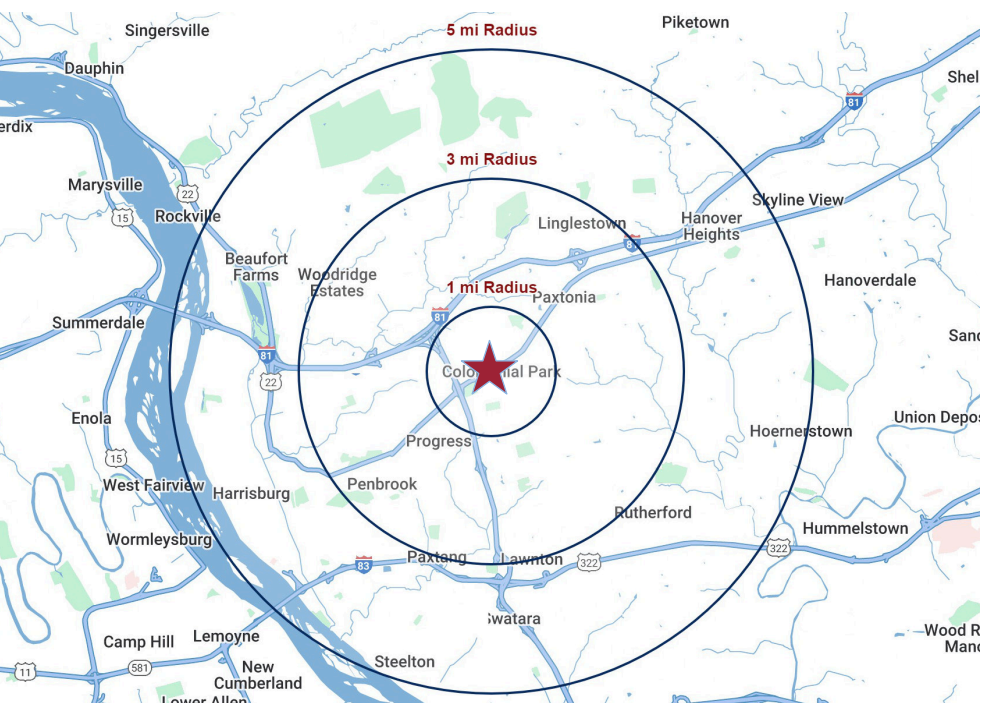
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,409	76,693	176,355
Households	5,008	32,023	73,023
Average Household Income	\$78,225	\$105,227	\$98,702
Businesses	521	2,913	7,446
Employees	5,156	38,445	123,923

Demographics and Trade Area

The Jonestown Road corridor in Colonial Park is one of the most active retail destinations in Harrisburg, PA. Known for its high visibility and traffic flow, this area boasts a wide range of retailers, restaurants, and essential service providers, creating a well-rounded shopping experience. With easy access to major highways, such as I-81 and I-83, Jonestown Road attracts both local residents and commuters from neighboring towns, making it a prime location for businesses seeking steady foot traffic and consistent customer engagement.

Retailers along this corridor benefit from its established reputation as a commercial hub, drawing in diverse consumer demographics. The area offers a strong mix of national brands and local businesses, contributing to its vibrant and competitive atmosphere. Its strategic location near residential neighborhoods and business districts also enhances its appeal for new and growing businesses, ensuring a constant influx of potential customers. This blend of accessibility, variety, and market strength makes Jonestown Road a premier retail destination in the region.



HIGHLIGHTS

- Growing population and strong income base, offering a solid customer market.
- Close proximity to Harrisburg, providing easy access to a larger metro area.
- Easy access to major highways and transportation corridors

MAJOR RETAILERS ON JONESTOWN ROAD



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



FOR MORE INFORMATION:

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