



1,200 SQFT RETAIL SPACE

2237 PAXTON CHURCH RD HARRISBURG, PENNSYLVANIA, 17110

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PROPERTY INFORMATION

INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

Scope Commercial Real Estate Investment Services is pleased to exclusively present Brandywine Plaza for lease, located at 2237 Paxton Church Rd in Harrisburg, Pennsylvania.

This Retail and Neighborhood Center, built in 1989 and renovated in 2017, offers a Gross Leasable Area (GLA) of 44,241 square feet. The construction is masonry, and the property provides a parking ratio of 3.85 spaces per 1,000 square feet, with a total of 193 surface parking spaces.

Brandywine Plaza currently has two available space for lease — Suite 2229 & 2228, offering 1,200 square feet of prime retail space. The asking rent is \$17.50 per square foot NNN. This unit is ideal for a variety of uses, including retail shops, fitness centers, or professional services.

The shopping center boasts attractive tenants such as Subway, Pennsylvania Liquor Control Board, Susquehanna Dance Academy, David's Pizza and Grille, and Grace Massage, enhancing its appeal to potential lessees. Other possible uses for the available space include boutique stores, specialty food shops, or wellness centers, making Brandywine Plaza a vibrant and diverse retail destination.

Located at the intersection of Progress Avenue and Paxton Church Road, which has approximately 12,300 VPD, Brandywine Plaza is in close proximity to Lingelstown Rd, Interstate 81, and Interstate 83, as well as downtown Harrisburg. The property is zoned Commercial Neighborhood with a diverse tenant mix, including local restaurants, office spaces, stores, and fitness centers, driving local residents to the strip. The property has 21 suites.



INVESTMENT HIGHLIGHTS

- Leasing Options: Suite 2229 & 2228 @ \$17.50/SF
- Prime Location: At 2237 Paxton Church Rd, near Interstate 81, Interstate 83, and downtown Harrisburg, with 12,400 VPD.
- Building Features: 44,241 SF GLA, masonry construction, renovated in 2017, with 193 surface parking spaces.
- Strong Tenants: Includes Subway, Pennsylvania Liquor Control Board, and Susquehanna Dance Academy.
- Thriving Area: Over 2.6M SF of office/retail space and 165,250 residents within a five-mile radius, with average household incomes of \$110,955 (2 miles) and \$90,136 (5 miles).

PROPERTY PHOTOS



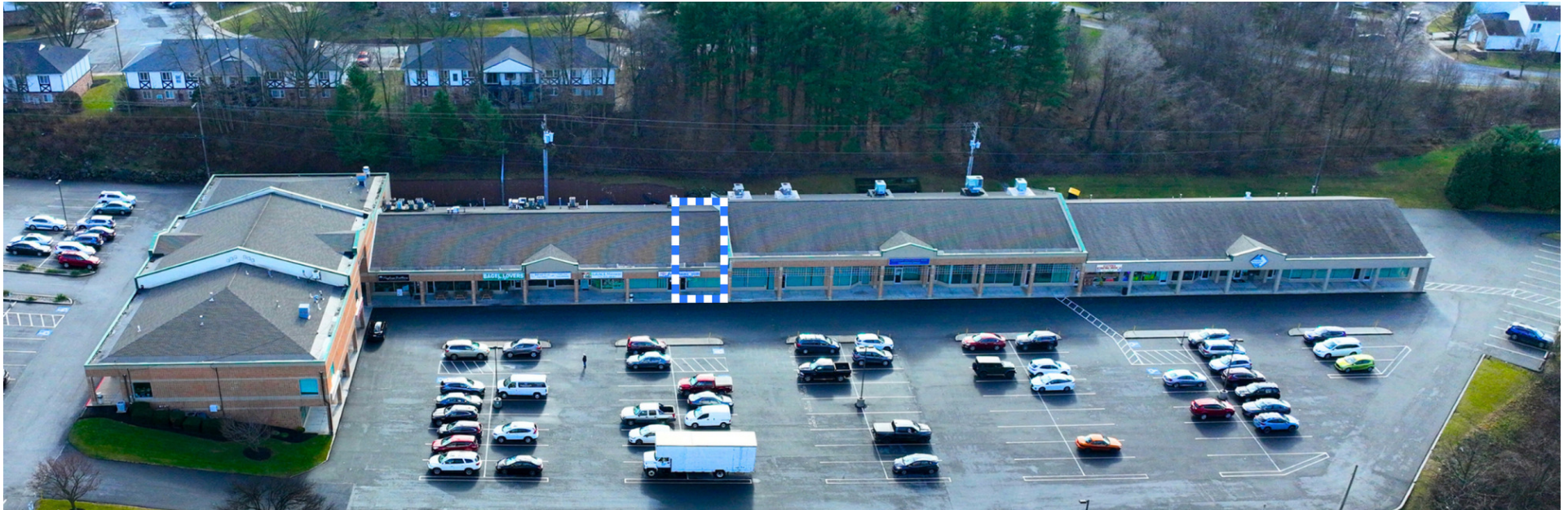
PROPERTY HIGHLIGHTS



BUILDING INFORMATION

Total Available SF:	2,400 SF
Tenancy:	Multi
Year built Renovated:	1989 2017
Construction	Masonry
Lot size:	7.93 Acres
Parcel:	62-064-103
Frontage:	PAXTON CHURCH RD AND PROGRESS AVE
Parking:	193 available (surface) Ratio: 3.85/1,000 SF

SUITE 2229



OFFERING SUMMARY

SUITE:	2229
SQFT:	1,200 SF
MONTHLY RENT:	\$1,750
ANNUAL RENT:	\$21,000
LEASE TYPE:	NNN



SUITE 2228

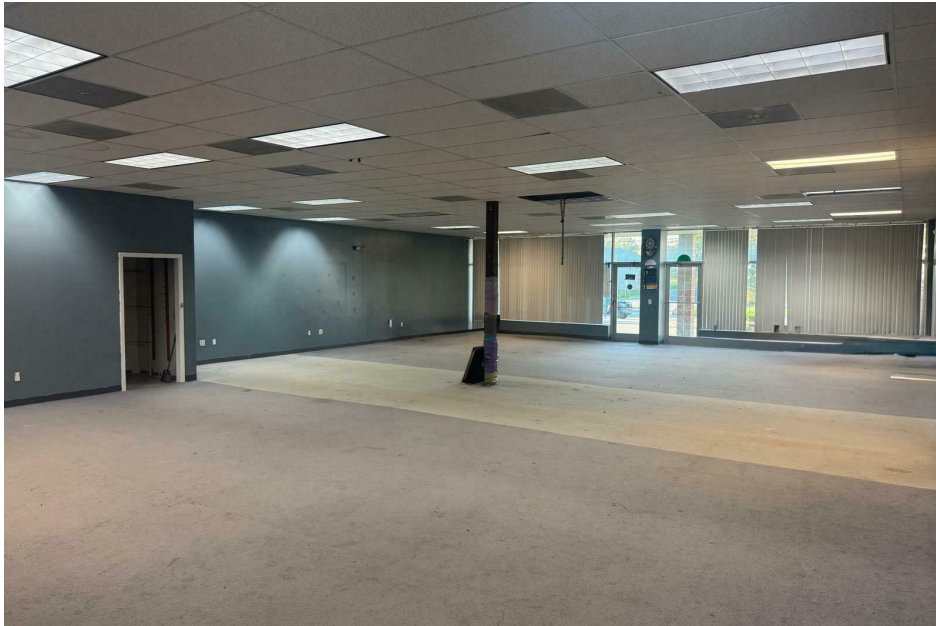


OFFERING SUMMARY

SUITE:	2228
SQFT:	1,200 SF
MONTHLY RENT:	\$1,750
ANNUAL RENT:	\$21,000
LEASE TYPE:	NNN



INTERIOR PHOTOS



LOCATION INFORMATION

ACCESSIBILITY



Highways & Interstates

- Excellent access to major routes including Interstate 81, Interstate 83, and U.S. Route 22, providing direct connectivity throughout the Harrisburg region.
- Progress Avenue and Paxton Church Road intersection offers approximately 15,228 vehicles per day (VPD), ensuring strong visibility and steady traffic.
- Convenient access to Linglestown Road (Route 39), connecting the property to nearby commercial corridors and residential neighborhoods.
- Easy access to the Pennsylvania Turnpike (I-76), linking the property east toward Philadelphia and west toward Pittsburgh.



Airports:

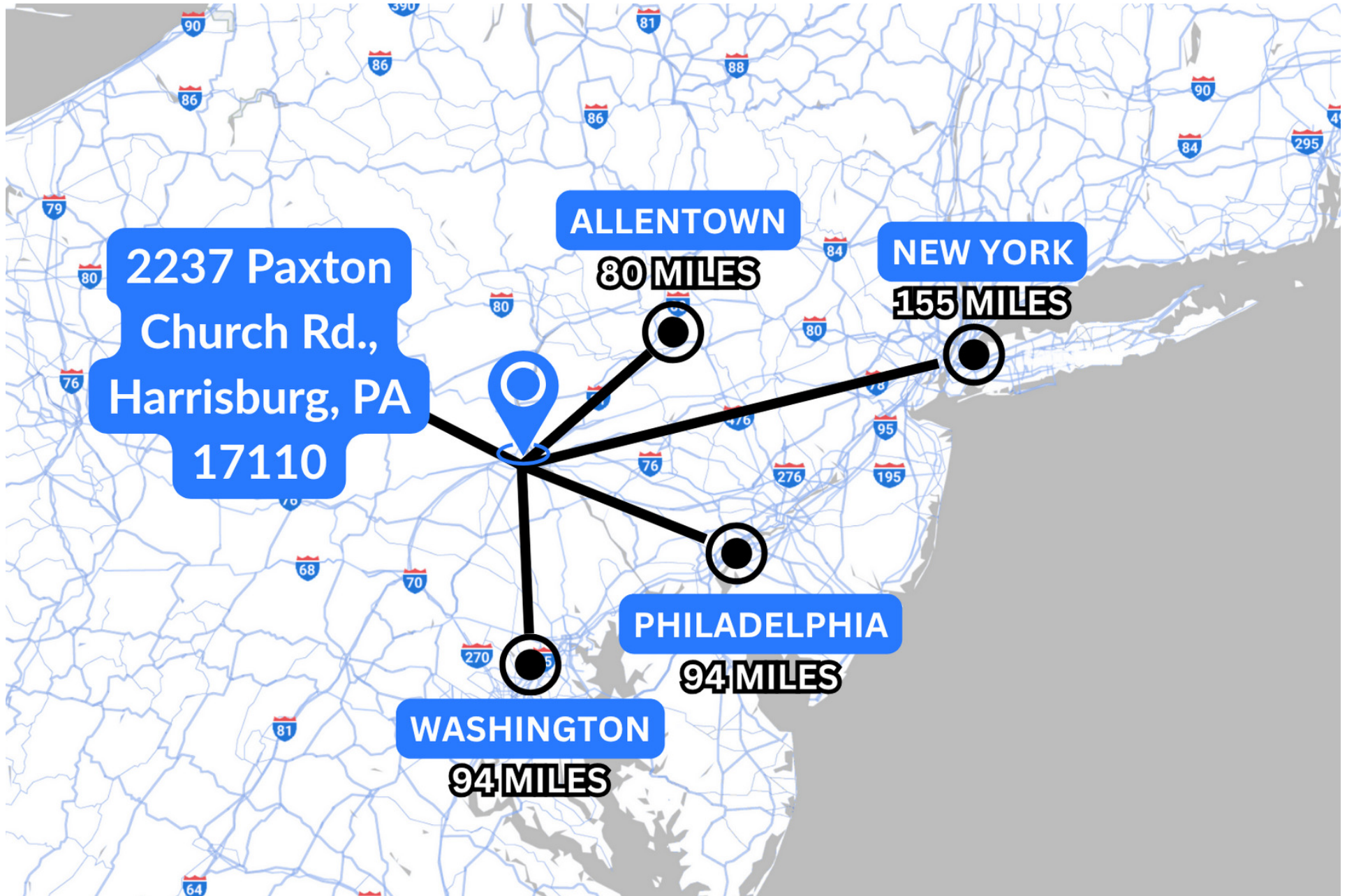
- Harrisburg International Airport (MDT) – approximately 12 miles south; full-service airport offering nonstop service to major U.S. destinations.
- Capital City Airport (CXY) – approximately 10 miles southwest; ideal for general aviation and business travel.
- Philadelphia International Airport (PHL) – about 105 miles southeast, providing extensive domestic and international flight options.



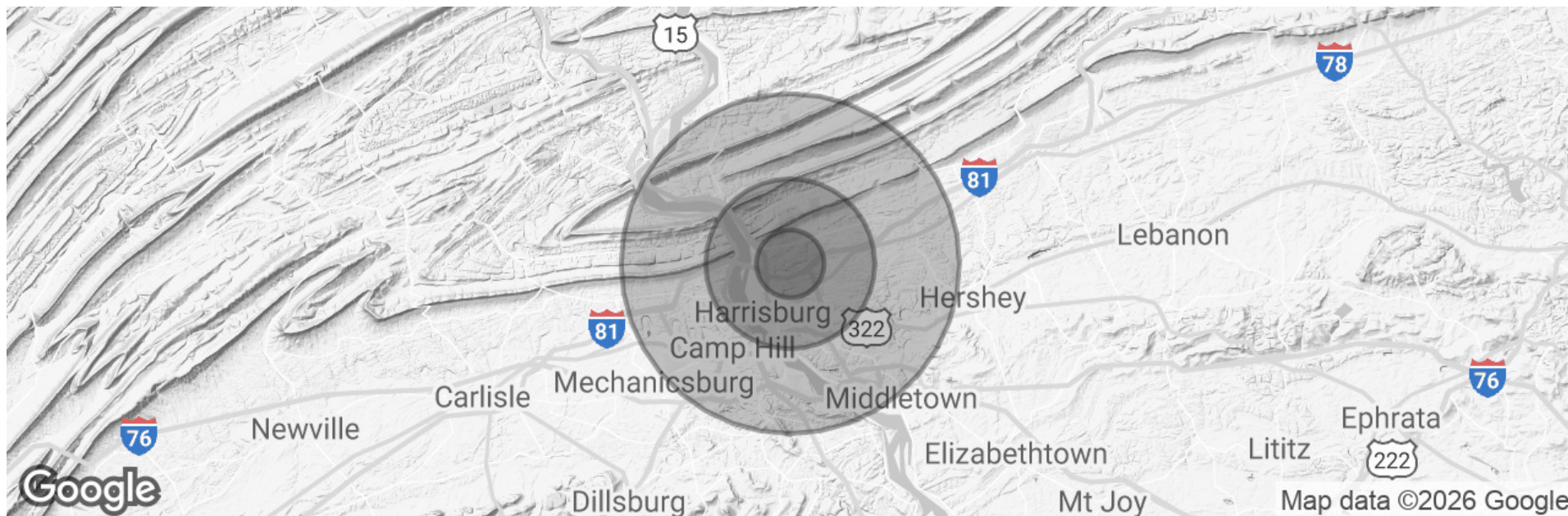
Walkability & Lifestyle:

- Located near residential neighborhoods and community amenities, encouraging strong local patronage.
- Minutes from downtown Harrisburg, offering access to dining, retail, entertainment, and employment centers.
- Close proximity to Linglestown Road corridor, which features major shopping destinations including The Shoppes at Susquehanna Marketplace, Colonial Park Mall, and Colonial Commons.
- Nearby parks, schools, and recreational facilities support a steady flow of local traffic and daytime population.

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	24,616	165,250	327,227
Average Age	42	41	41
Average Age (Male)	41	39	40
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	10,402	68,994	134,262
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$110,955	\$90,136	\$102,950
Average House Value	\$273,041	\$230,114	\$268,402