

FOR LEASE

Last remaining space at this neighborhood strip center located along Jonestown Road/US Route 22.



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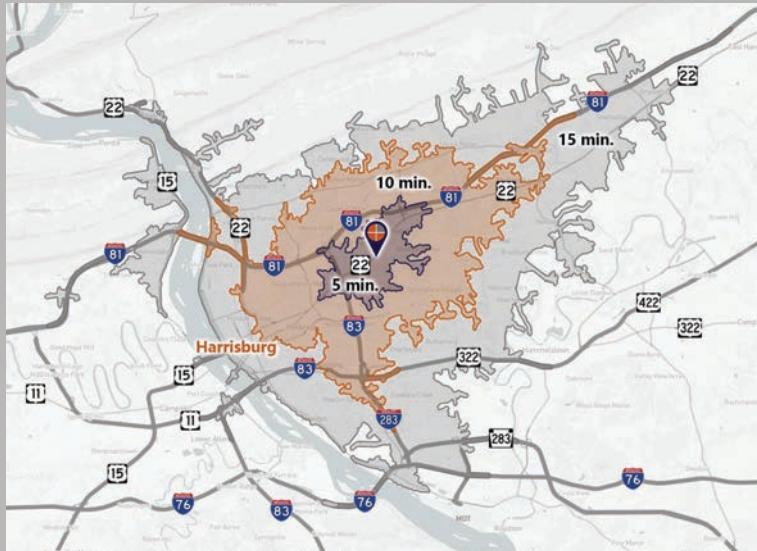


JONESTOWN ROAD CENTER

DEMOGRAPHICS

Variable	Jonestown Road Center		
	5 minutes	10 minutes	15 minutes
Total Population	14,275	82,797	203,363
Population Density (Pop per Sq. Mile)	2,600.1	2,179.0	2,020.4
Total Daytime Population	15,882	84,120	242,959
Total Households	6,007	34,124	84,033
Per Capita Income	\$34,950	\$38,404	\$37,360
Average Household Income	\$82,929	\$93,755	\$90,388
Average Disposable Income	\$65,174	\$73,021	\$69,995
Aggregate Disposable Income	\$391,501,846	\$2,491,761,419	\$5,881,898,218
Total (SIC01-99) Businesses	805	3,326	8,231
Total (SIC01-99) Employees	11,307	50,590	163,091
Retail Goods	\$133,503,393	\$857,520,899	\$2,043,208,517
Meals at Restaurants/Other	\$16,769,659	\$106,239,598	\$255,528,227
Medical Services	\$6,388,295	\$41,002,875	\$96,972,148

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Jonestown Road Center is a neighborhood strip center with a mix of both nationally and locally known tenants on the East Shore of Harrisburg, PA.

The center consists of Federated Auto Parts, Budget Blinds, CosmoProf, and other great retail and service tenants. Jonestown Road Center is located at a signalized intersection along Jonestown Road/US Route 22, a strong retail corridor, with excellent proximity to downtown Harrisburg and accessibility to major highway systems.

Great opportunity available for the last remaining vacancy, such as: fitness, auto related, office and service related uses. This space is adjacent to Wing Stop with a drive-in door and open floor plan.

PROPERTY DETAILS

- Total Building Size:.....24,130 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- NNN Costs:.....\$3.50/SF
- Zoning:..... Commercial Highway
- Land/Lot Size:..... 1.80 acres
- Date Available:..... Immediately
- Parking:..... Paved Lot, 80 spaces
- Year Built:..... 1963
- Construction:..... Concrete Block
- Ceiling Height:..... 15 ft.
- Water/Sewer:..... Public

Space Available

- Unit 5B:..... 1,990 SF
- Drive-In Doors:..... 1

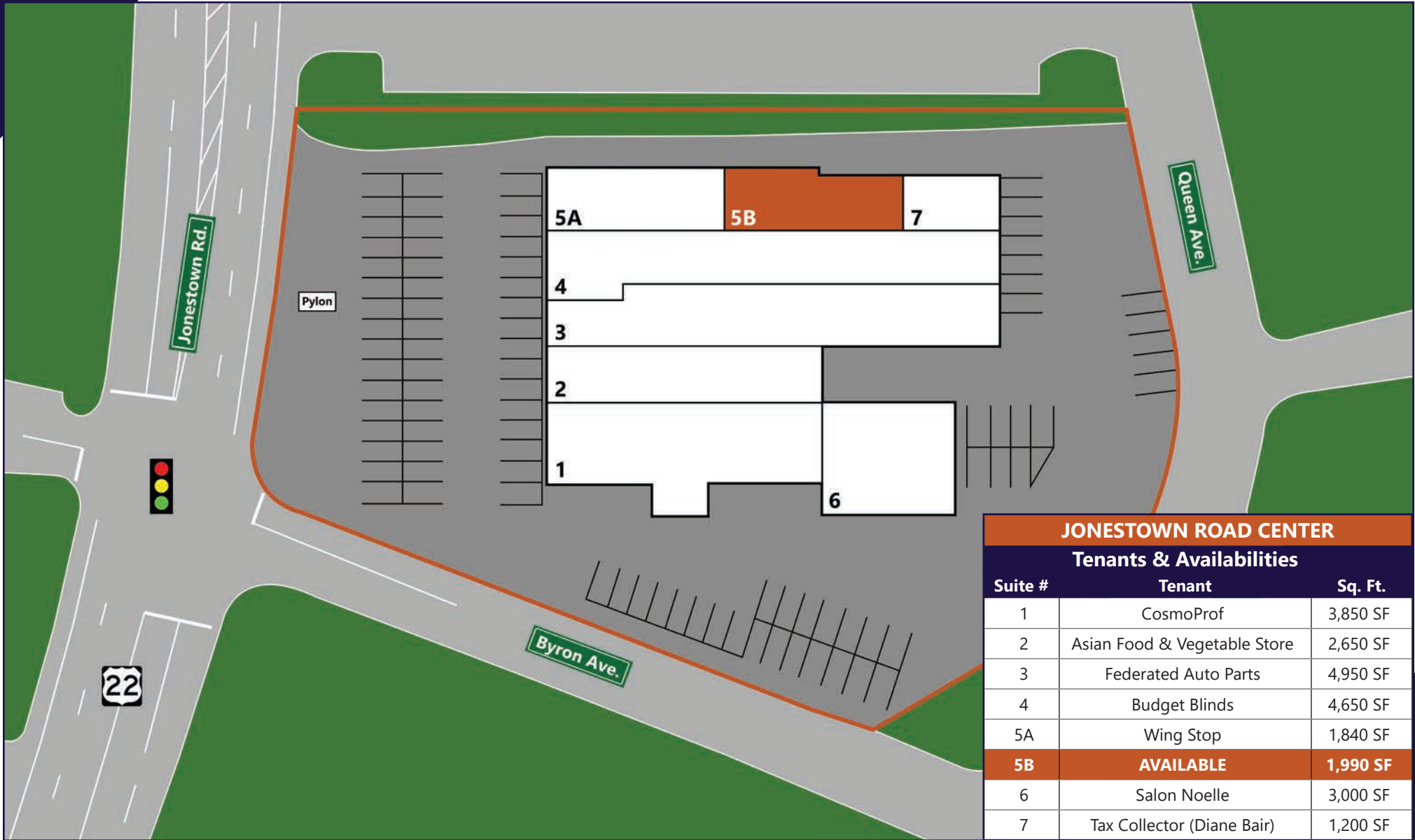


TRAFFIC COUNTS

- Jonestown Rd./US Route 22:.....22,014 VPD

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SITE PLAN | JONESTOWN ROAD CENTER



JONESTOWN ROAD CENTER		
Tenants & Availabilities		
Suite #	Tenant	Sq. Ft.
1	CosmoProf	3,850 SF
2	Asian Food & Vegetable Store	2,650 SF
3	Federated Auto Parts	4,950 SF
4	Budget Blinds	4,650 SF
5A	Wing Stop	1,840 SF
5B	AVAILABLE	1,990 SF
6	Salon Noelle	3,000 SF
7	Tax Collector (Diane Bair)	1,200 SF

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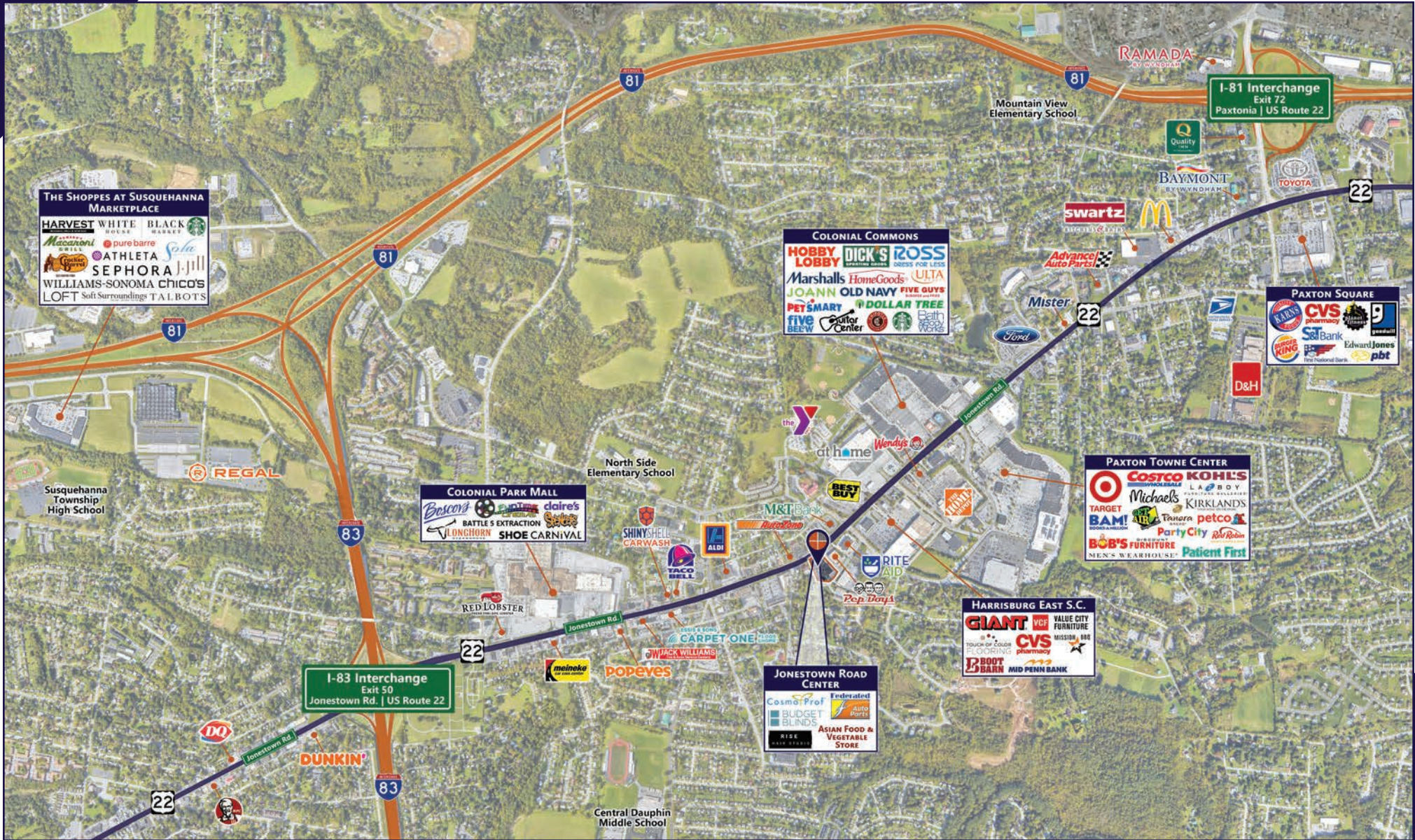
AVAILABLE SPACE 5B | JONESTOWN ROAD CENTER



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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