



Operating Family Fun Center
and Ice Cream Franchise

RARE 1.07 AC RETAIL SITE FOR SALE

4628 JONESTOWN ROAD
HARRISBURG, PA 17109

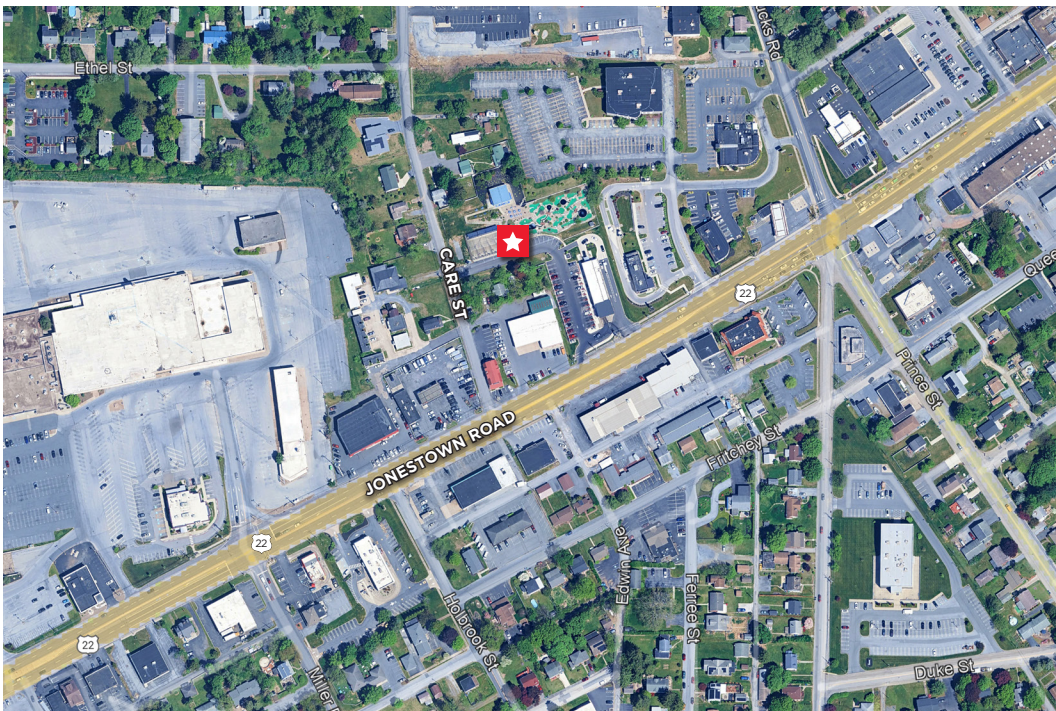


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Property Features

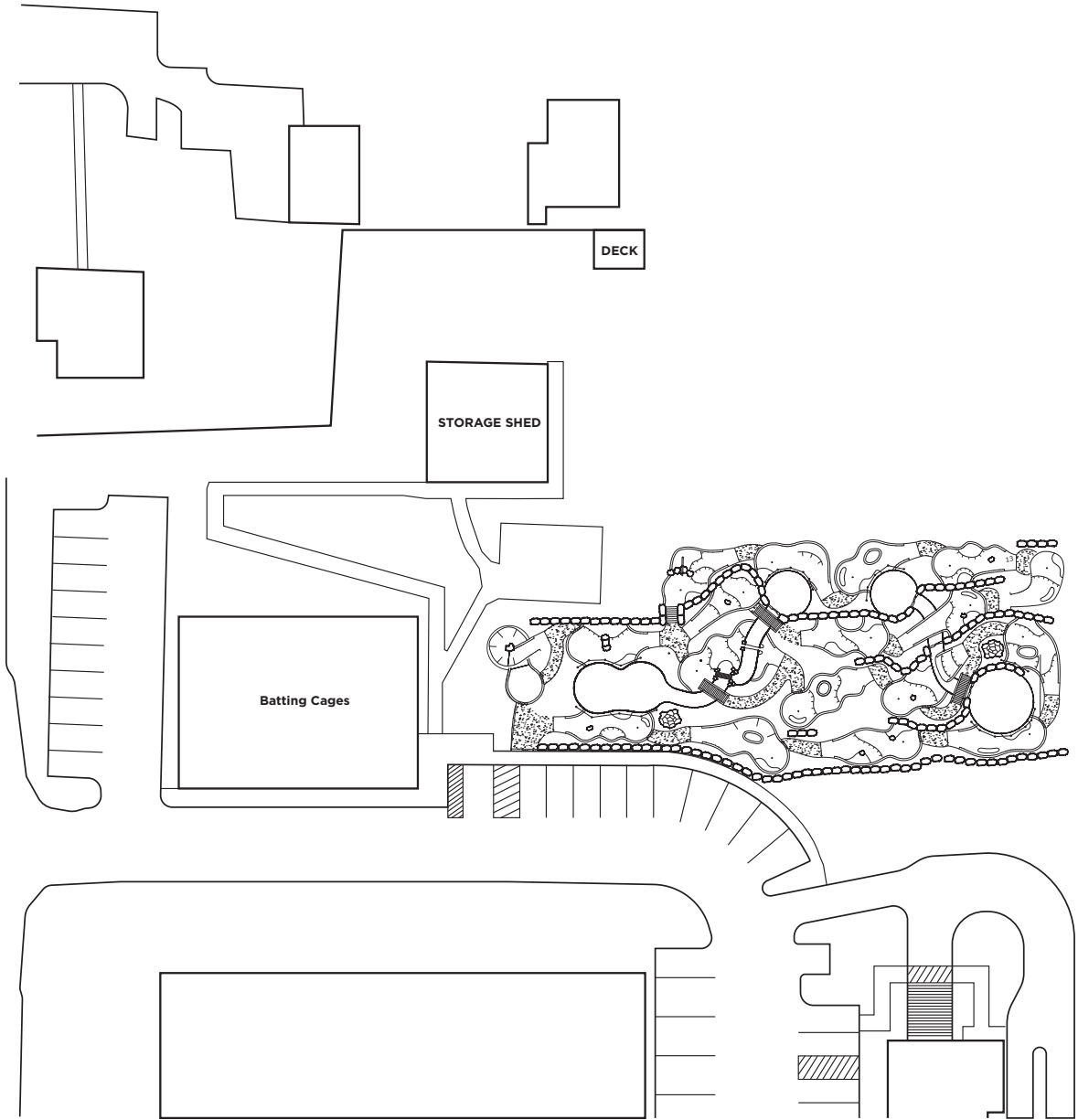
- Very rare 1.07-acre site on Jonestown Road in Harrisburg available for sale or land lease
- Property currently includes an operating Meadows Frozen Custard Franchise as well as a family fun center consisting of mini golf, batting cages, arcade and party pavilion
- The property is located on Harrisburg's largest retail corridor with neighbors including Taco Bell, Verizon, ALDI, McDonald's and many more
- Great visibility from Route 22/Jonestown Road which has a traffic count of over 40,000 cars daily traveling both east and west
- Excellent location with easy access to I-83, I-81, the PA Turnpike, US Route 322 and the Harrisburg International Airport



Address:	4628 Jonestown Rd Harrisburg, PA 17109
County:	Dauphin
Municipality:	Lower Paxton Twp
Tax Parcel Number:	35-042-043
Parcel Size:	1.07 Acres
Topography:	Level
Zoning:	Commercial General
Total Building SF:	5,040 SF
Construction:	Metal
Number of Floors:	One
Ceiling Height/Type:	10' Exposed ceiling
Floor Type:	Concrete
Lighting:	Fluorescent
Water:	Public water
Sewer:	Public sewer
HVAC:	Force hot air / Central air
Parking:	32 Parking spaces
Restrooms:	Two
Basement:	None
Signage:	Building/Monument
Security:	24 Hour security surveillance system
Sale Price	\$1,475,000

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SITE PLAN



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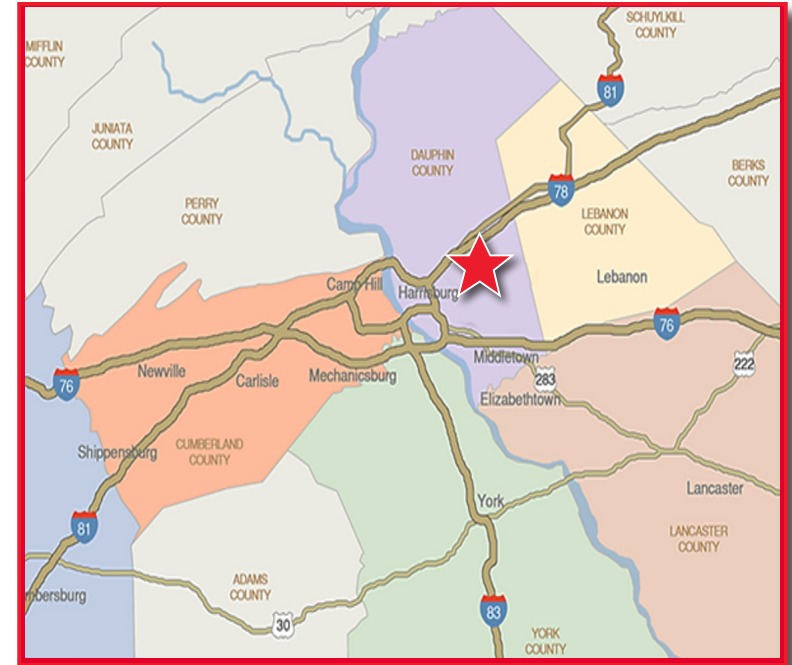
DEMOGRAPHICS

SOURCE: COSTAR, 2024

	1 Mile	3 Miles	10 Min Drive
Population	10,044	76,066	161,791
Households	4,295	31,215	66,206
Median Age	37.60	39.80	38.90
Median HH Income	\$56,410	\$72,823	\$65,786
Daytime Employees	7,093	43,210	82,201
Population Growth '24 - '29	↑2.10%	↑1.98%	↑2.32%
Household Growth '24 - '29	↑2.21%	↑2.09%	↑2.41%

TRAFFIC

Collection Street	Cross Street	Traffic Vol	Year	Distance
Jonestown Road	Holbrook St E	29,678	2025	0.11 mi
Jonestown Rd	Berryhill Rd SE	18,463	2025	0.17 mi
Jonestown Rd	Berryhill Rd SE	18,362	2023	0.17 mi
Jonestown Rd	Jaycee Ave NW	13,215	2025	0.17 mi
South Houcks Rd	Colorado Ave S	5,614	2020	0.31 mi
S Houcks Rd	Colorado Ave S	5,586	2025	0.31 mi
Jonestown Rd	Horton St NW	10,848	2025	0.33 mi
Jonestown Rd	Horton St SW	15,424	2025	0.33 mi
Jonestown Rd	Byron Ave NE	27,882	2025	0.38 mi
Prince St	Ruth Ann St NW	8,730	2025	0.39 mi







FOR MORE INFORMATION, CONTACT:

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