

**KAY  
JEWELERS**

34,250 - 68,094 SF  
AVAILABLE  
ON THE 1ST FLOOR

**RED LOBSTER**  
FRESH FISH - LIVE LOBSTER

**PYLON  
SIGN**

PENNSYLVANIA  
US  
22

30,145  
AADT

AVAILABLE:

## Lower Level: 34,250 - 68,094 SF (Divisible)

Anchored by Boscov's and Fun City Adventure Park, which will composed of 68,500 SF on the 2nd Floor (Coming Soon), with national tenants including Kay Jewelers, T-Mobile, Shoe Carnival, Red Lobster, LongHorn Steakhouse, etc

The subject site is less than five miles from Downtown Harrisburg

Seconds from Exit 50 off Interstate 83, a major north-south interstate highway boasting over 86,308 AADT

Within five miles of the property, there are over 53.1 million square feet of commercial space

75,304 people in a 3-mile radius with an average household income of \$97,442

Seeking: department stores, supermarkets, furniture stores, fitness centers, recreation and sporting centers, home improvement, discount stores, and more

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	9,798	75,304	175,992
AVG HH Income:	\$76,918	\$97,442	\$92,778
Daytime Pop	10,830	75,973	224,589

### Total GLA

344,421 SF

### Traffic Counts

Jonestown Rd.	30,145 Cars Per Day
Colonial Rd.	11,158 Cars Per Day
Route 83.	86,308 Cars Per Day



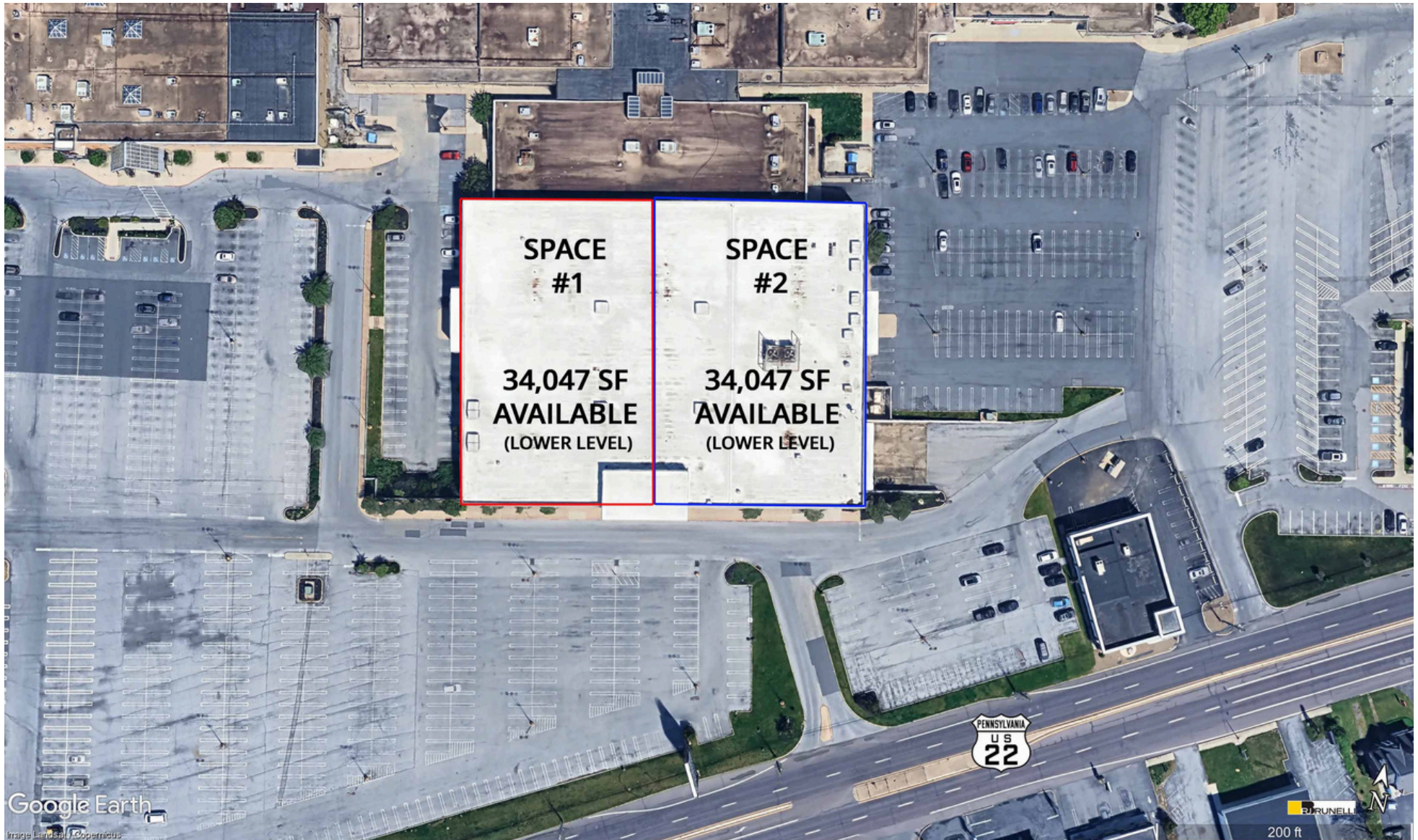










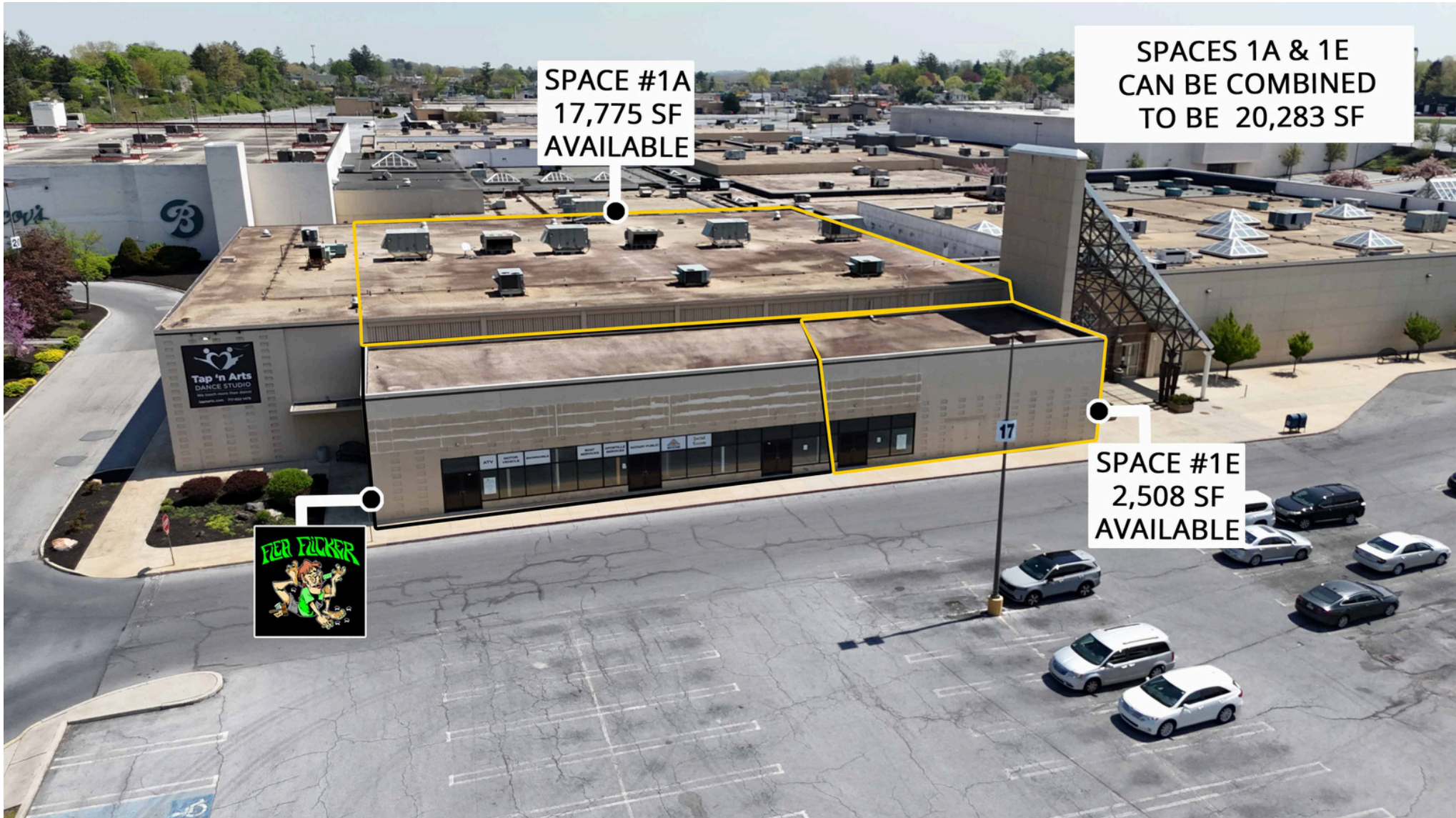




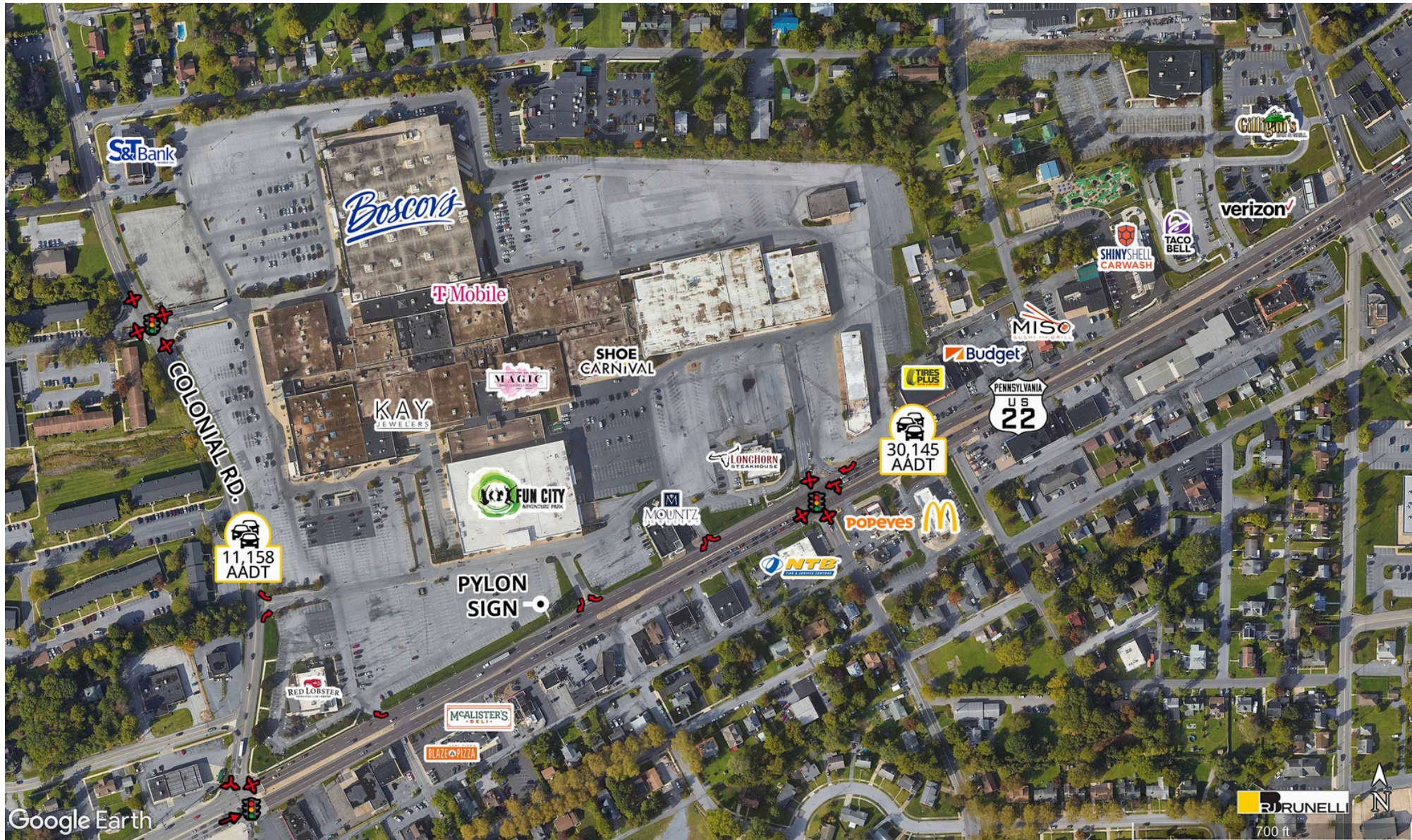


Well-Maintained Former Restaurant Space  
(that comes equipped with commercial hood venting,  
a bar, and indoor & outdoor patio seating.)















4600 Jonestown Rd.  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

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