

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

PYLON
SIGN



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





First Floor Available Spaces

Space #	SF	Space #	SF
1A	17,775 SF Available	40	7,374 SF Available
1C	Flea Flickers	41	Ax's Vaulted Goods
1E	2,508 SF Available	42	5,404 SF Available
2	1,803 SF Available	43	1,277 SF Available
3	1,718 SF Available	45	394 SF Available
6	6,376 SF Available	46A	985 SF Available
8	4,128 SF Available	47	853 SF Available
74	3,655 SF Available	49	5,333 SF Available
72	1,017 SF Available	51A	68,094 SF Available
12	1,309 SF Available	52	4,757 SF Available
13	1,989 SF Available	55	1,010 SF Available
14	2,763 SF Available	57A	875 SF Available
16	4,025 SF Available	57B	958 SF Available
18	6,960 SF Available	57C	981 SF Available
20D	208 SF Available	58	9,841 SF Available
21	2,020 SF Available	59A	1,803 SF Available
22	4,253 SF Available	59B	8,025 SF Available
23	4,899 SF Available	65	1,600 SF Available
25	4,195 SF Available	68	4,525 SF Available
26	2,993 SF Available	90G	779 SF Available
27	1,923 SF Available	90E	712 SF Available
30	4,093 SF Available	90C	702 SF Available
31	653 SF Available	91A	1,200 SF Available
32	2,753 SF Available	86	3,587 SF Available
38	2,692 SF Available	89	6,600 SF Available- Lease Out
39B	3,840 SF Available	99	12,405 SF Available







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



SPACE #1A
17,775 SF
AVAILABLE

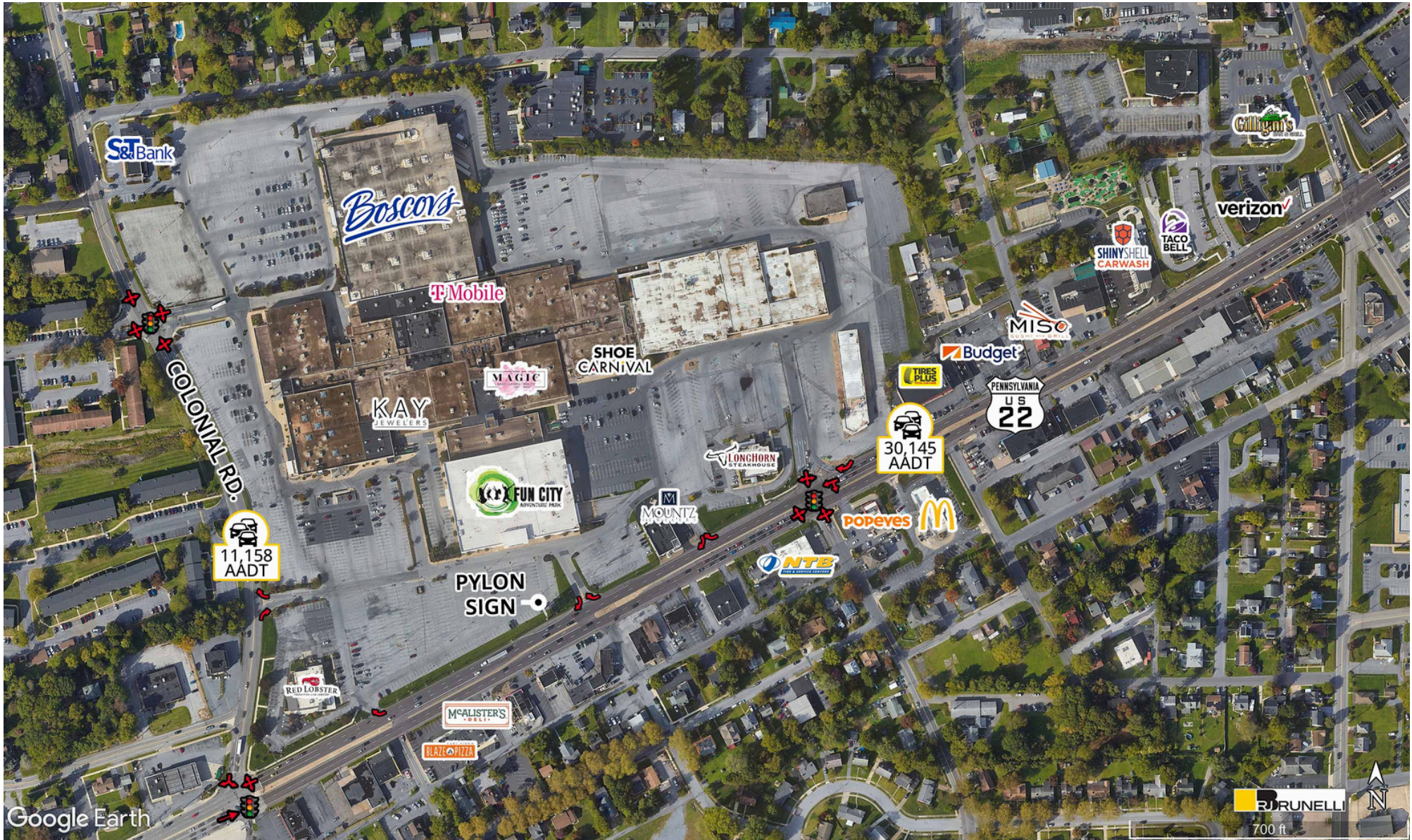
SPACES 1A & 1E
CAN BE COMBINED
TO BE 20,283 SF

SPACE #1E
2,508 SF
AVAILABLE



Tap 'n Arts
DANCE STUDIO
tapnarts.com

17





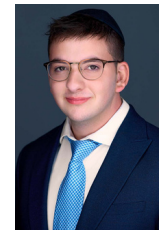
4600 Jonestown Rd.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



MARIO BRUNELLI

mbrunelli@rjbrunelli.com
786-570-9723



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com