


RETAIL
FOR LEASE

**6295 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112**



Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

6295 ALLENTOWN BOULEVARD

PROPERTY DETAILS

FOR LEASE

\$16 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$16 SF/yr (NNN)
Available SF	1,000-7,600 SF
Lot Size	6.96 Acres
Building Size	120,031 SF

PROPERTY SUMMARY

Address	6295 Allentown Boulevard Harrisburg, PA 17112
Municipality	Lower Paxton Township
County	Dauphin County
Tax Parcel #	35-034-053
Year Built	1988
Zoning	CN - Commercial Neighborhood
Ceiling Height	20'

PROPERTY DESCRIPTION

Multiple retail spaces anchored by Ollie's Bargain Outlet with over 90,000 SF occupied by its corporate headquarters and flagship retail store. The retail suites, ranging from 1,000 SF up to 7,600 SF, will be delivered in shell condition, providing flexibility for tenant build-out. The site features ample surface parking and direct access from a signalized intersection along U.S. Route 22, ensuring ease of ingress and egress. Suites will benefit from multiple signage opportunities and prominent visibility to the 26,000 vehicles traveling daily on Allentown Boulevard.

PROPERTY HIGHLIGHTS

- Suites available in shell condition, ideal for tenant customization
- New roof installed in 2022
- National retail corridor
- Signalized intersection with ample parking
- Business signage and visibility from Route 22
- Convenient access to I-83 and I-81
- 26,000 vehicles per day

LOCATION DESCRIPTION

Situated along Allentown Boulevard (U.S. Route 22), one of the Harrisburg retail market's primary commercial corridors, the property benefits from excellent visibility and strong daily traffic counts exceeding 26,000 vehicles per day. The site offers immediate connectivity to I-81, I-83, and local arterial routes, providing convenient access to both the greater Harrisburg metro and surrounding suburban communities.



Chris Wilsbach

cwilsbach@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

6295 ALLENTOWN BOULEVARD


RETAIL MAP

FOR LEASE

\$16 SF/YR (NNN)



Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



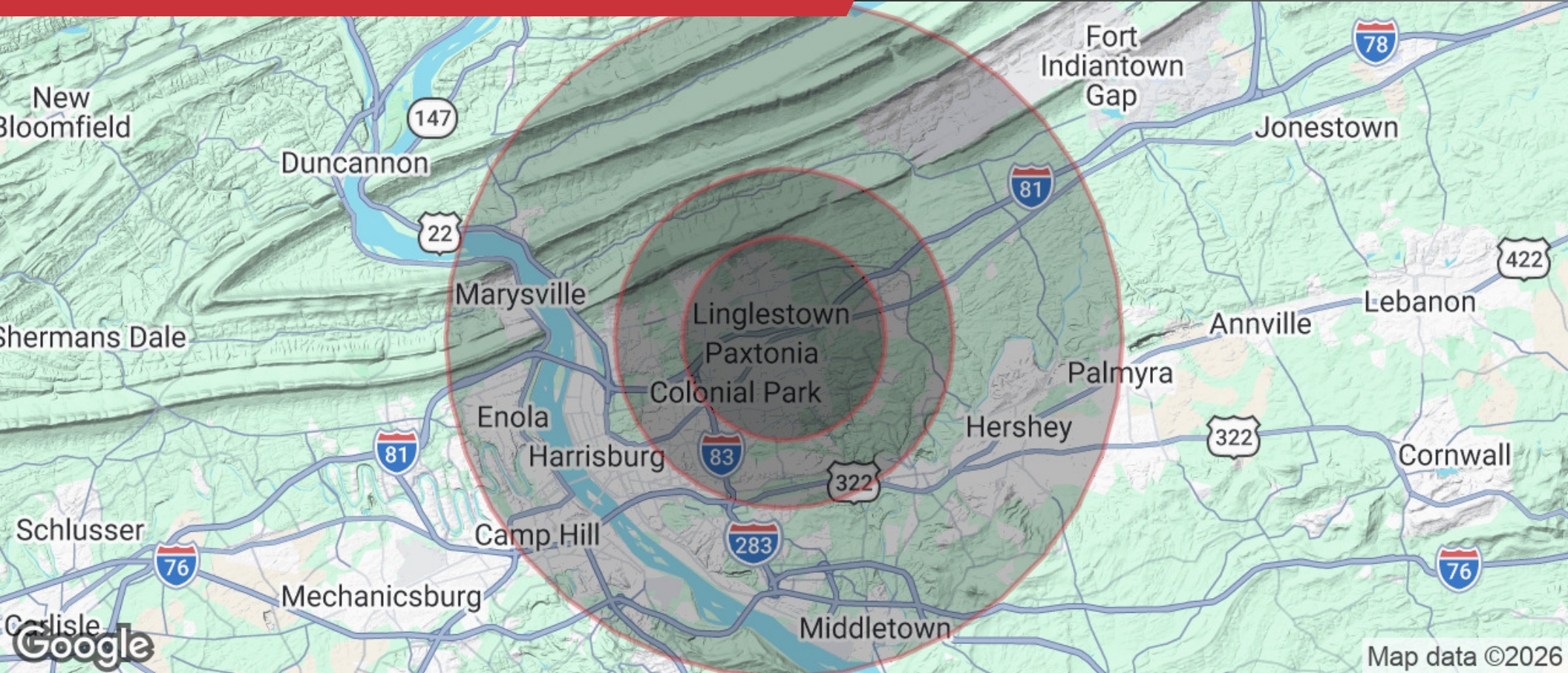
Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

6295 ALLENTOWN BOULEVARD

DEMOGRAPHICS

FOR LEASE

\$16 SF/YR (NNN)



POPULATION

3 MILES	5 MILES	10 MILES
48,196	116,417	312,470



HOUSEHOLDS

3 MILES	5 MILES	10 MILES
19,182	47,060	128,081



INCOME

3 MILES	5 MILES	10 MILES
\$110,967	\$106,939	\$98,635

Chris Wilsbach

cwilsbach@naicir.com | 717 761 5070



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A