

# High Pointe Commons

4640 HIGH POINTE BOULEVARD (I 283- EXIT 2) | HARRISBURG, PA 17111



**3.1 M** visits annually  
**4.52** visit frequency  
**52 min** avg. duration

\*Property Data by Placer.ai



## Available Spaces

34,938 SF Christmas Tree Shops freestanding building  
1,600 SF

## Property Highlights

- 324,332 SF regional shopping center with 3.1 million visits per year\*
- Shadow-anchored by high-volume Target and JCPenney stores
- Conveniently situated off highly trafficked interstate 283 at Exit 2
- Proximate to Route 322, a focal point for retail and the gateway to an expansive, seven-mile trade area
- 2.8 million loyal customers\*
- Recent Leasing activity includes: NYC Sugaring, Fedex, Fleet Feet, Five Below, Crumbl Cookies, Warhammer.
- Just 10 miles away from Hershey Park, which last reported 3.4 million visitors (2019)

## Retailers



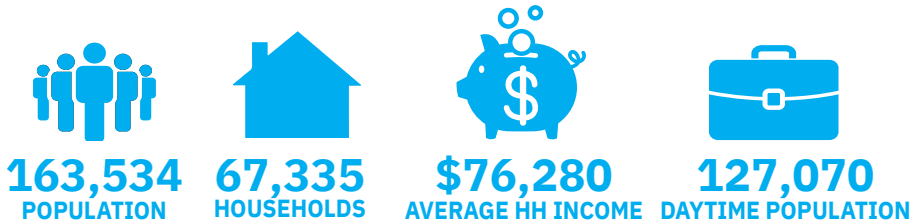
Other tenants: Gamestop, Orangetheory Fitness, GNC, T-Mobile, Subway, Tropical Smoothie Cafe, Hair Cuttery, Jackson Hewett, Moe's Southwest Grill, Sugaring NYC, Fedex, Warhammer

## Average Daily Traffic

**51,482** I 283  
**40,631** Route 322

## Demographics

5-mile radius



Source: sitesusa.com

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**LEVIN**  
MANAGEMENT

## PHOTO GALLERY



**6**  
**NEW RETAILERS  
ADDED, MORE COMING!**

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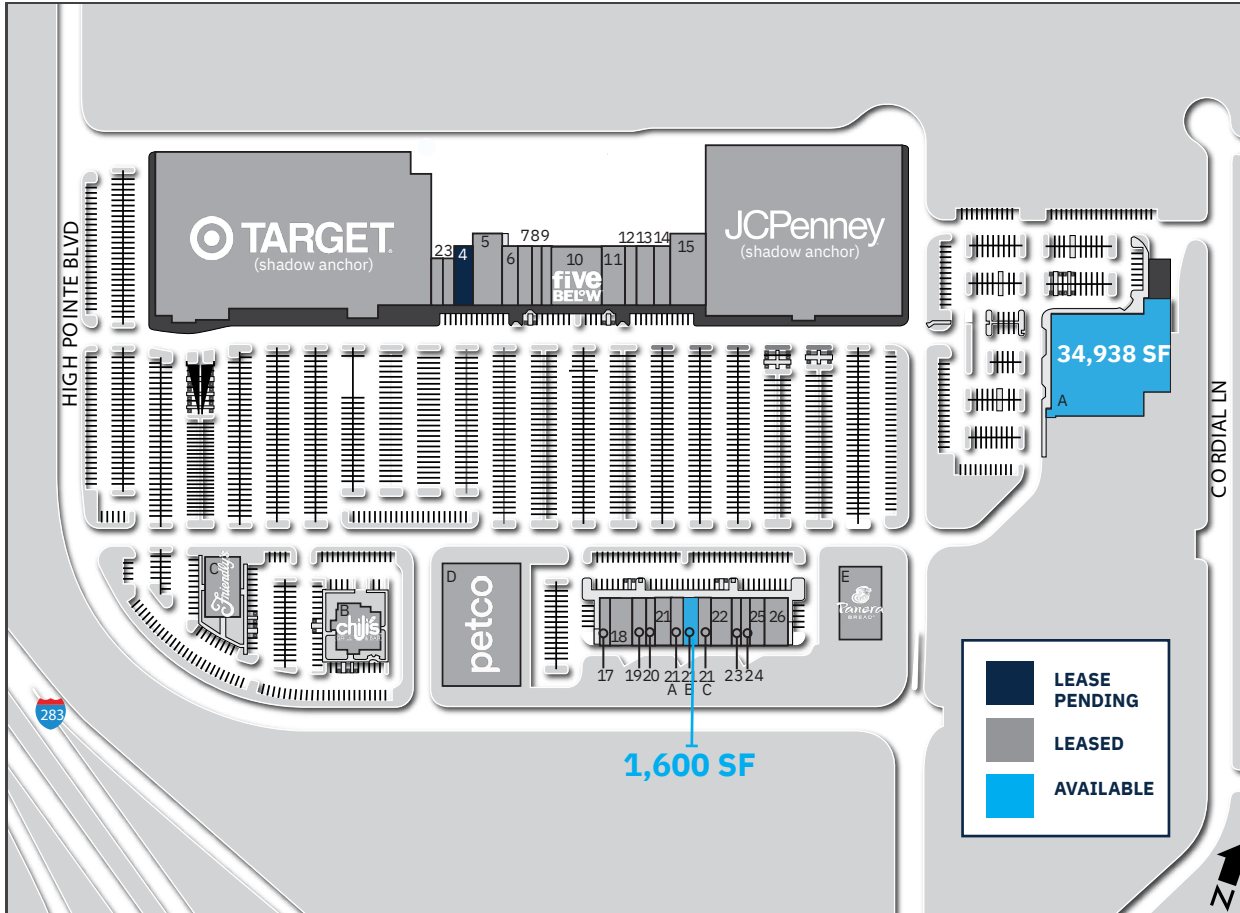
SUGARING NYC, FLEET FEET, FEDEX  
FIVE BELOW, CRUMBL COOKIES &  
WARHAMMER.



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## SITE PLAN



## TENANT ROSTER

## SF

A	Available - former CTS	34,938
B	Chili's	5,876
C	Friendly's	5,000
D	Petco	13,000
E	Panera Bread	4,800
2	GameStop	1,600
3	Sally Beauty Supply	1,600
4	Lease Pending	3,000
5	Lane Bryant - coming available!	6,000
6	Fleet Feet	2,700
7	Orangetheory Fitness	2,400
8	GNC	1,617
9	T-Mobile	1,600
10	Five Below <i>Opening Soon!</i>	8,500
11	Lasik Plus	4,000
12	Two Brothers Pizza	2,000
13	Verizon Wireless	3,000
14	Advara Dental	3,000
15	Famous Footwear	6,600
17	Subway	1,500
18	Lee Spa Nails	3,000
19	Tropical Smoothie Cafe	1,900
20	Hair Cuttery	1,200
21	Crumbl Cookies <i>Opening Soon!</i>	2,000
21A	Warhammer <i>Opening Soon!</i>	1,600
21B	Available	1,600
21C	Fedex	2,400
22	Five Guys	2,800
23	Sugaring NYC	1,200
24	Jackson Hewitt	1,236
25	Teriyaki Madness	2,000
26	Moe's Southwest Grill	3,000

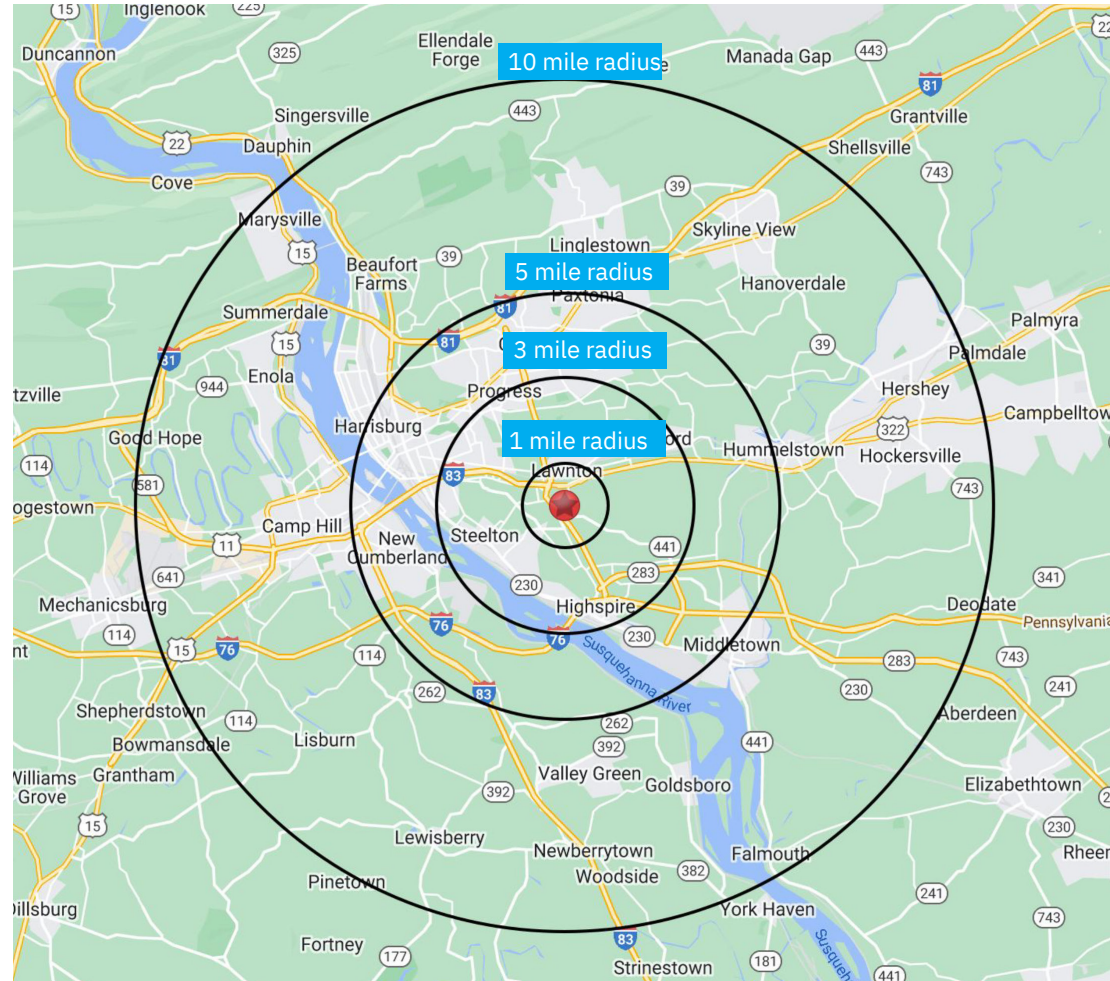
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## DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	4,740	65,136	163,534
Households	1,883	26,087	67,335
Average Household Income	\$69,186	\$72,852	\$76,280
Projected Average Household Income (2028)	\$78,631	\$84,777	\$91,038
Median Household Income	\$69,000	\$62,846	\$64,262
Total Businesses	514	2,331	6,615
Total Employees	9,207	37,920	121,958
Daytime Population	9,278	39,964	127,070
Total Annual Household Expenditure	\$102.56 M	\$1.47 B	\$3.89 B
HH Income \$100K or more	511	5,726	16,379
College Degree + (Bachelor Degree or Higher)	798	11,355	33,389

Source: sitesusa.com



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## ANNUAL VISITS

**petco**

Annual Visits  
123.4K

*Friendly's*

Annual Visits  
162K

**TARGET**

Annual Visits  
1.7M

**five  
BELOW**  
Coming  
Soon!

**chili's**  
(GRILL & BAR)

Annual Visits  
198.2K

**Panera  
BREAD**

Annual Visits  
107.6K

JCPenney

Annual Visits  
199.1K

Christmas Tree Shops

Annual Visits  
282K

Source: Placer.ai

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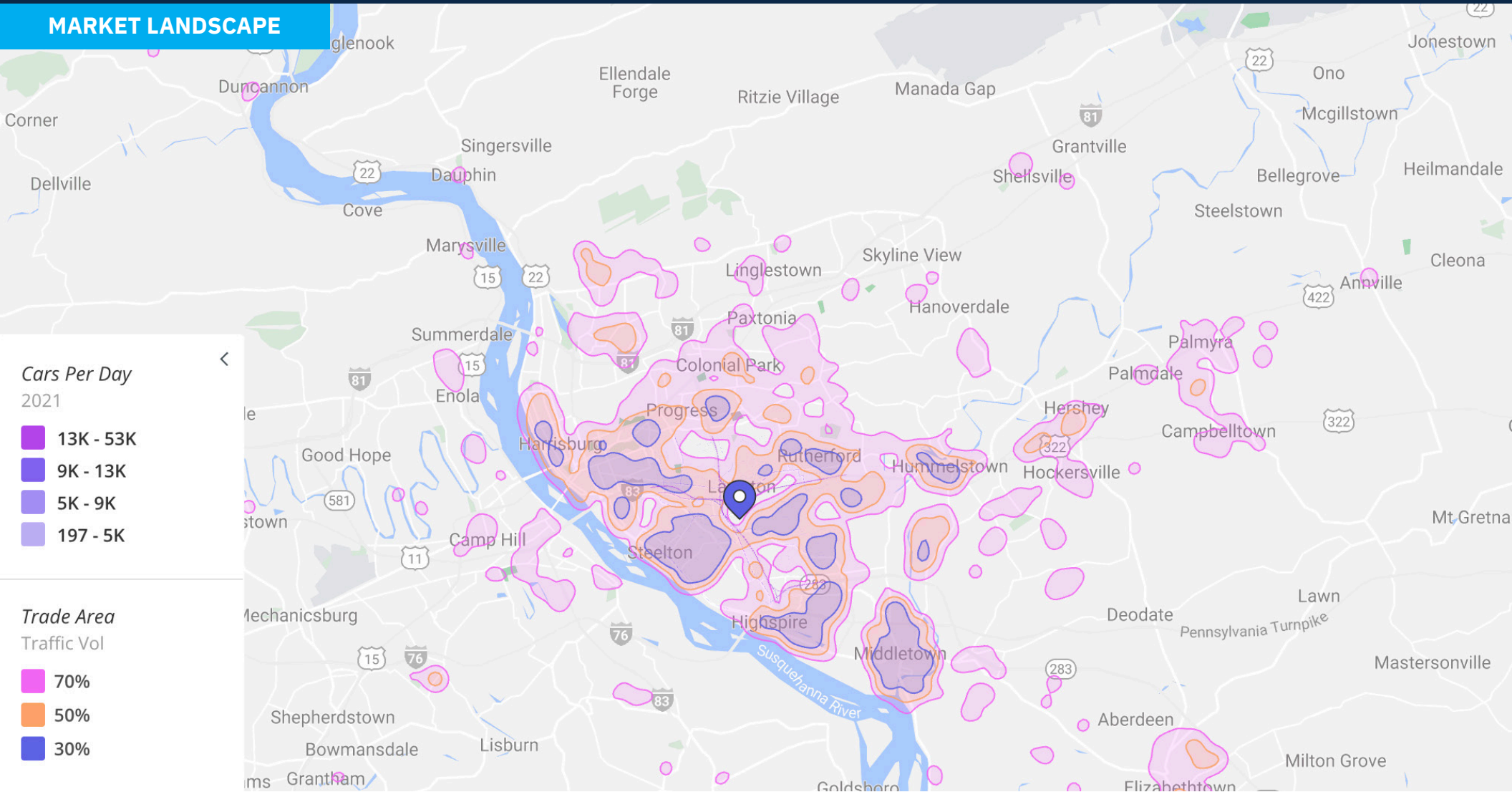
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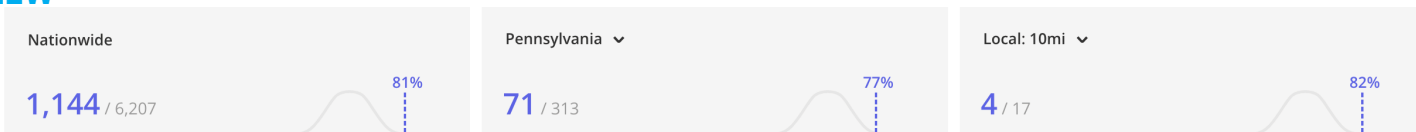
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## MARKET LANDSCAPE



## RANKING OVERVIEW



## CONTACT EXCLUSIVE AGENT

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