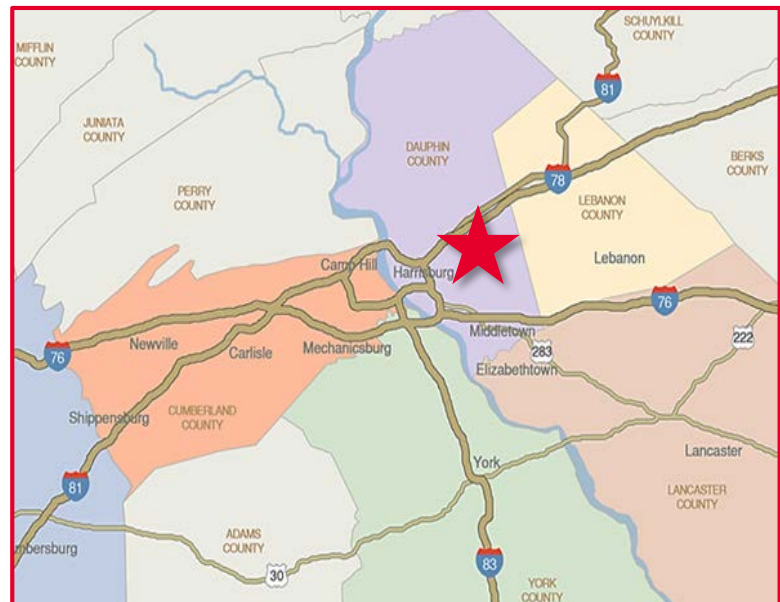


**RARE TWO ACRE RETAIL SITE FOR SALE**  
 Operating Family Fun Center and Ice Cream Franchise



## PROPERTY OVERVIEW

- Very rare two acre site on Jonestown Road in Harrisburg available for sale or land lease
- Property currently includes a 2,616 SF retail building with 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, Sears, McDonald's and many more
- 150' of frontage on Route 22/Jonestown Road which has a traffic count of over 40,000 cars daily traveling both East and West
- Great visibility and large monument sign
- Excellent location with easy access to Interstate 83, Interstate 81, the PA Turnpike, US Route 322 and the Harrisburg International Airport



*For more information, please contact:*

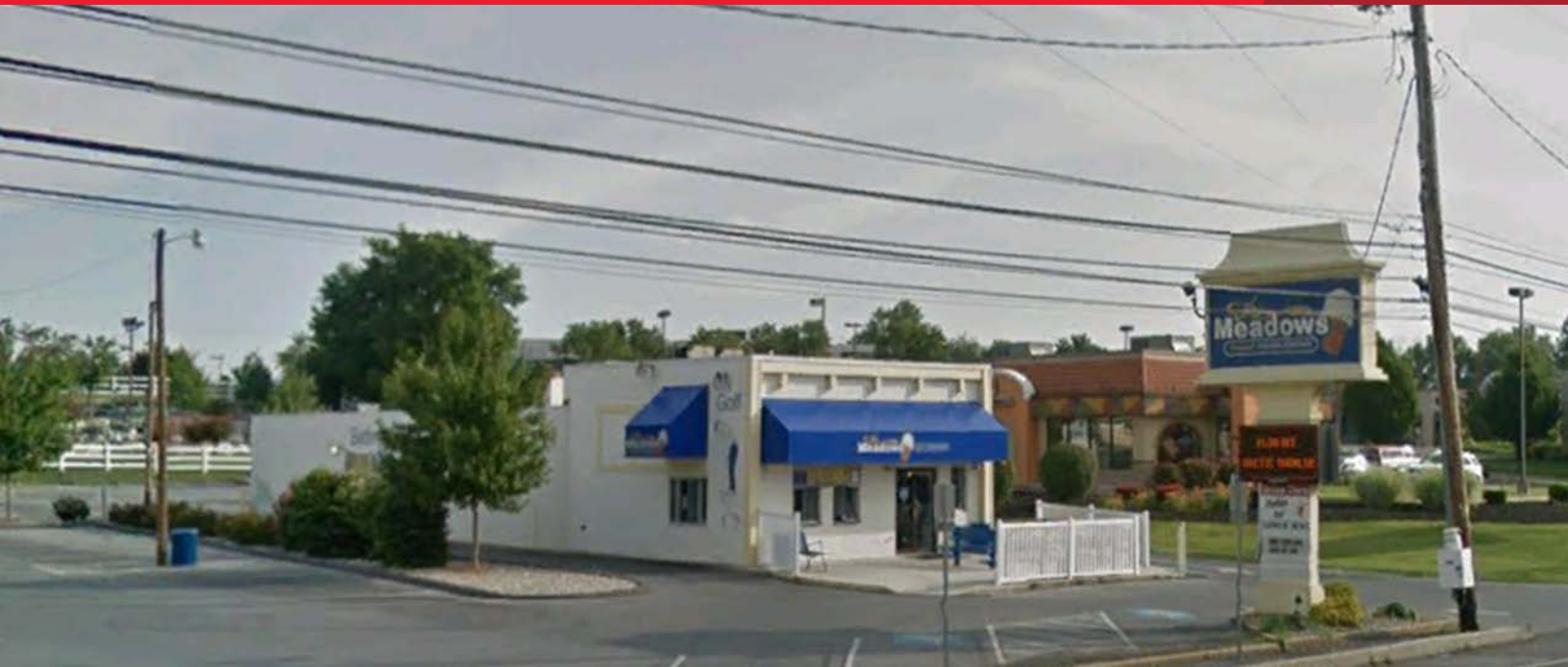
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**FOR SALE OR LAND LEASE**  
**4636 JONESTOWN ROAD**  
 HARRISBURG, PA



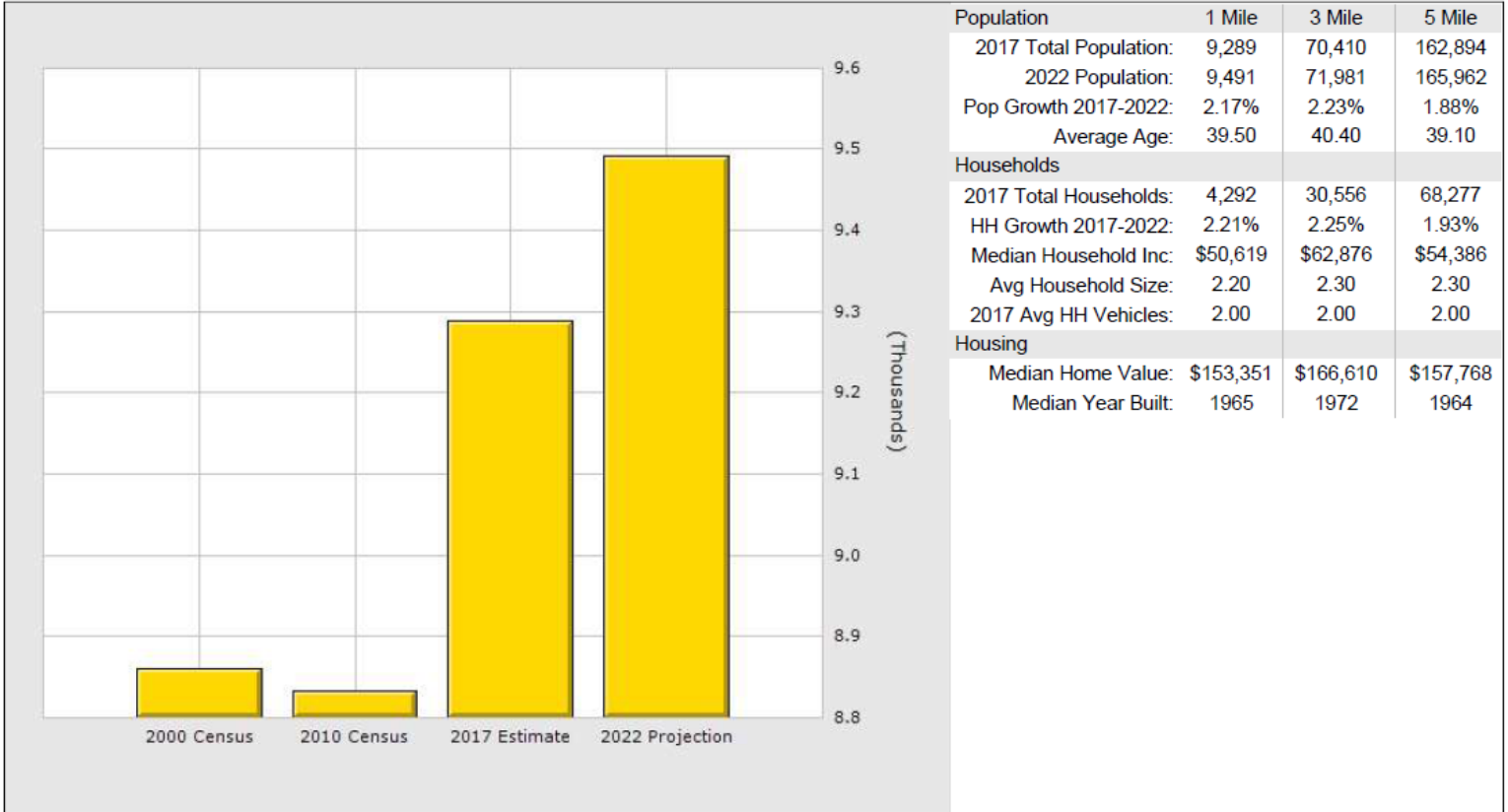
**PROPERTY DATA**

<b>ADDRESS:</b>	4636 JONESTOWN ROAD HARRISBURG, PA 17109	<b>CEILING HEIGHT/TYPE:</b>	9' / ACOUSTICAL TILE
<b>COUNTY:</b>	DAUPHIN COUNTY	<b>FLOOR TYPE:</b>	CONCRETE
<b>MUNICIPALITY:</b>	LOWER PAXTON TWP.	<b>LIGHTING:</b>	FLUORESCENT
<b>TAX PARCEL NUMBER:</b>	35-042-043	<b>WATER:</b>	PUBLIC WATER
<b>PARCEL SIZE:</b>	2.07 ACRES	<b>SEWER:</b>	PUBLIC SEWER
<b>TOPOGRAPHY:</b>	LEVEL	<b>HVAC:</b>	FORCED HOT AIR / CENTRAL AIR
<b>ZONING:</b>	C3503 – PRIMARY STRIP COMMERCIAL	<b>PARKING:</b>	70 PARKING SPACES
<b>ROAD FRONTAGE:</b>	150' OF FRONTAGE ON ROUTE 22/ JONESTOWN ROAD	<b>RESTROOMS:</b>	TWO
<b>TOTAL BUILDING SF:</b>	2,616 SF	<b>BASEMENT:</b>	NONE
<b>YEAR BUILT:</b>	1958	<b>SIGNAGE:</b>	BUILDING/MONUMENT
<b>CONSTRUCTION:</b>	REINFORCED CONCRETE	<b>LAND LEASE RATE:</b>	TO BE DETERMINED
<b>NUMBER OF FLOORS:</b>	ONE	<b>SALE PRICE:</b>	\$2,500,000



**FOR SALE OR LAND LEASE**  
**4636 JONESTOWN ROAD**  
 HARRISBURG, PA

Population for 1 Mile Radius



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population:	9,289	70,410	162,894
2022 Population:	9,491	71,981	165,962
Pop Growth 2017-2022:	2.17%	2.23%	1.88%
Average Age:	39.50	40.40	39.10
<b>Households</b>			
2017 Total Households:	4,292	30,556	68,277
HH Growth 2017-2022:	2.21%	2.25%	1.93%
Median Household Inc:	\$50,619	\$62,876	\$54,386
Avg Household Size:	2.20	2.30	2.30
2017 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$153,351	\$166,610	\$157,768
Median Year Built:	1965	1972	1964

**Demographics »**

	1 Mi	3 Mi
Population	9,289	70,410
Households	4,292	30,556
Average Age	39.50	40.40
Median HH Income	\$50,619	\$62,876
Daytime Employees	8,338	46,745
Population Growth '17-'22	↑ 2.2%	↑ 2.2%
Household Growth '17-'22	↑ 2.2%	↑ 2.3%

**Traffic »**

Collection Street	Cross Street	Traffic Vol	Year	Distance
Jonestown Rd	Care St NE	41,000	2016	0.13 mi
Jonestown Rd	Oak Park Rd SW	40,000	2016	0.31 mi
Jonestown Rd	Byron Ave NE	38,000	2016	0.36 mi
Colonial Rd	Elmerton Ave	15,000	2016	0.48 mi
Jonestown Rd	Hollywood Rd SW	29,222	2016	0.62 mi

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Site Plan

