



BUILD-TO-SUIT OR LAND LEASE

6130 Jonestown Road, Lot 2

HARRISBURG, PA 17112

OFFICE/MEDICAL OFFICE/ FLEX BUILD-TO-SUIT OR LAND LEASE OPPORTUNITY



PROPERTY OVERVIEW

- 1.3436 acres site right off Jonestown Road in Harrisburg available for build-to-suit or land lease.
- In close proximity to Route 22, which is number one retail corridor in Harrisburg with a traffic count of over 60,246 cars daily.
- Excellent location with easy access to Interstate 83 and 81, The Pennsylvania Turnpike, US Route 322 and 22 and the Harrisburg International Airport.
- Current zoning permits a variety of uses including office, medical office and light flex uses.
- Located near restaurants, retail and other local amenities.



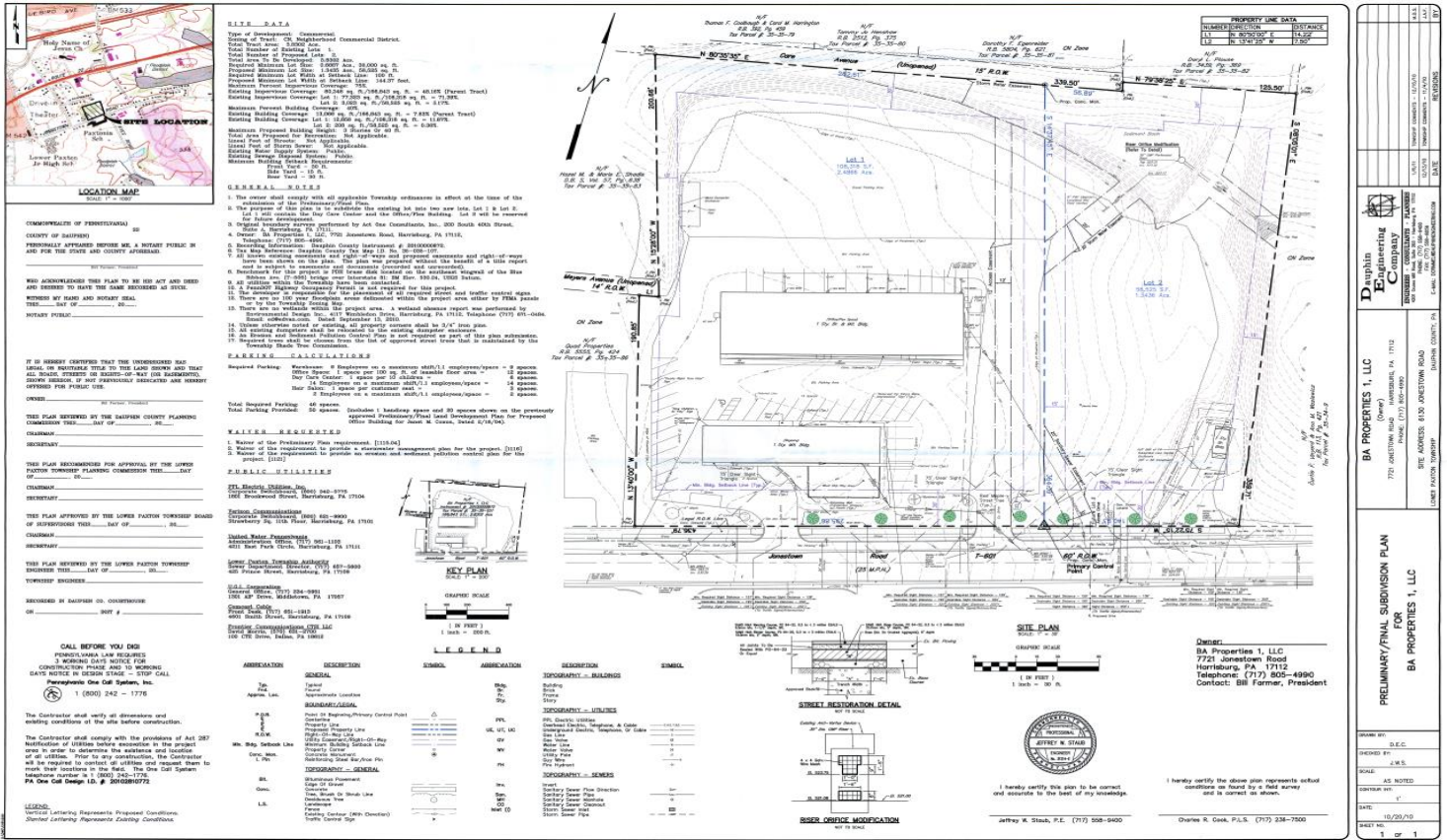
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### Site Plan



| PROPERTY DATA      |  |                      |  |
|--------------------|--|----------------------|--|
| ADDRESS:           | 6130 Jonestown Road, Lot 2<br>Harrisburg, PA | TRAFFIC COUNT:       | 60,246                                   |
| COUNTY:            | DAUPHIN COUNTY                               | POWER:               | TO THE SITE                              |
| MUNICIPALITY:      | LOWER PAXTON                                 | GAS:                 | TO THE SITE                              |
| TAX PARCEL NUMBER: | 35-035-107                                   | WATER:               | PUBLIC WATER                             |
| LOT SIZE:          | 1.3436 ACRES OR 58,525 SF                    | SEWER:               | PUBLIC SEWER                             |
| TOPOGRAPHY:        | LEVEL  | PARKING:             | 97                                       |
| ZONING:            | COMMERCIAL NEIGHBORHOOD DISTRICT             | SIGNAGE:             | MONUMENT SIGN ON SITE                    |
| ROAD FRONTAGE:     | 140' ON JONESTOWN ROAD                       | LAND LEASE RATE:     | TO BE DETERMINED BASED ON BUILDING SPECS |
| ACCESS:            | ROUTE 22, 322, I-81, I-83                    | BUILD-TO-SUIT PRICE: | TO BE DETERMINED BASED ON BUILDING SPECS |





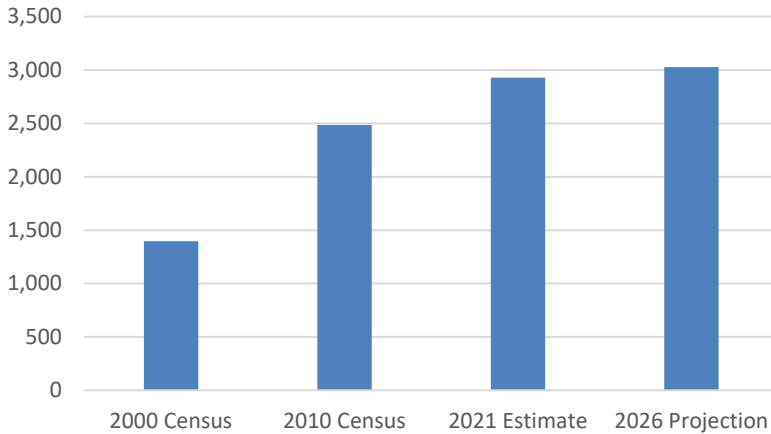


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Population for 1 Mile Radius



|                        | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------|-----------|-----------|-----------|
| <b>Population</b>      |           |           |           |
| 2021 Total Population: | 2,929     | 29,828    | 80,530    |
| 2026 Population:       | 3,027     | 30,687    | 82,926    |
| Pop Growth 2021-2026:  | 0.66%     | 0.57%     | 0.59%     |
| Average Age:           | 44.8      | 45.1      | 43.4      |
| <b>Households</b>      |           |           |           |
| 2021 Total Households: | 1,214     | 12,055    | 33,592    |
| HH Growth 2021-2026:   | 0.75%     | 0.62%     | 0.63%     |
| Median Household Inc:  | \$83,821  | \$85,719  | \$73,635  |
| Avg Household Size:    | 2.37      | 2.46      | 2.38      |
| 2021 Avg HH Vehicles:  | 2.07      | 1.88      | 1.86      |
| <b>Housing</b>         |           |           |           |
| Median Home Value:     | \$259,400 | \$245,882 | \$230,627 |

**Demographics >>**

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 6,351    | 46,622   |
| Households                  | 2,566    | 19,362   |
| Median Age                  | 42.10    | 41.70    |
| Median HH Income            | \$76,994 | \$74,634 |
| Daytime Employees           | 4,603    | 17,102   |
| Population Growth '21 - '26 | ↑ 2.39%  | ↑ 2.73%  |
| Household Growth '21 - '26  | ↑ 2.46%  | ↑ 2.72%  |

**Traffic >>**

| Collection Street   | Cross Street      | Traffic Vol | Last Meas... | Distance |
|---------------------|-------------------|-------------|--------------|----------|
| Jonestown Rd        | Arlene St SW      | 10,207      | 2020         | 0.07 mi  |
| Jonestown Rd        | Arlene St SW      | 9,734       | 2018         | 0.07 mi  |
| Blue Ribbon Ave     | Jonestown Rd SE   | 3,559       | 2018         | 0.17 mi  |
| Blue Ribbon Ave     | Jonestown Rd SE   | 3,374       | 2020         | 0.17 mi  |
| Allentown Blvd      | Emma Ave W        | 16,858      | 2020         | 0.21 mi  |
| Allentown Blvd      | Emma Ave W        | 16,557      | 2018         | 0.21 mi  |
| South Mountain Road | Walden Rd NW      | 9,574       | 2020         | 0.31 mi  |
| S Mountain Rd       | Walden Rd NW      | 9,674       | 2018         | 0.31 mi  |
| S Mountain Rd       | Allentown Blvd NW | 9,534       | 2020         | 0.34 mi  |
| S Mountain Rd       | Allentown Blvd NW | 9,667       | 2018         | 0.35 mi  |

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