

High Pointe Commons

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

LEVIN
MANAGEMENT



3.5M visits annually
5.56 visit frequency
38 min avg. duration

*Property Data by Placer.ai



Available Spaces

4,000 SF, 1,600 SF

Property Highlights

- **Premier Shopping Destination:** A 359,270-square-foot regional shopping center with 3.5 million annual visits.*
- **Growing Foot Traffic:** Leasing activity has driven a 3.9% year-over-year increase in visits, reinforcing the center's strong market appeal.
- Shadow-anchored by high-performing Target and JCPenney, ensuring steady customer flow.
- Strategically located off Interstate 283 at Exit 2, with direct connectivity to Route 322, a key retail corridor serving an expansive seven-mile trade area.
- **Recent Leasing Momentum:** Welcoming nine new retailers, including NYC Sugaring, FedEx, Fleet Feet, Five Below, Crumbl Cookies, Warhammer, LensCrafters, AT&T, and DXL Big + Tall.
- **Diverse Dining Options:** A strong mix of popular restaurants enhances the center's appeal, including Five Guys, Friendly's, Teriyaki Madness, Panera Bread, Chili's, Moe's Southwest Grill, and more.
- **Tourism-Driven Market:** Just 10 miles from Hershey Park, a major attraction that welcomed 3.4 million visitors in its last reported year (2019).

Retailers



Average Daily Traffic

51,482 I 283

40,631 Route 322

Demographics

5-mile radius



163,213
POPULATION



67,313
HOUSEHOLDS



\$99,585
AVERAGE HH INCOME



132,735
DAYTIME POPULATION

Source: sitesusa.com

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PHOTO GALLERY



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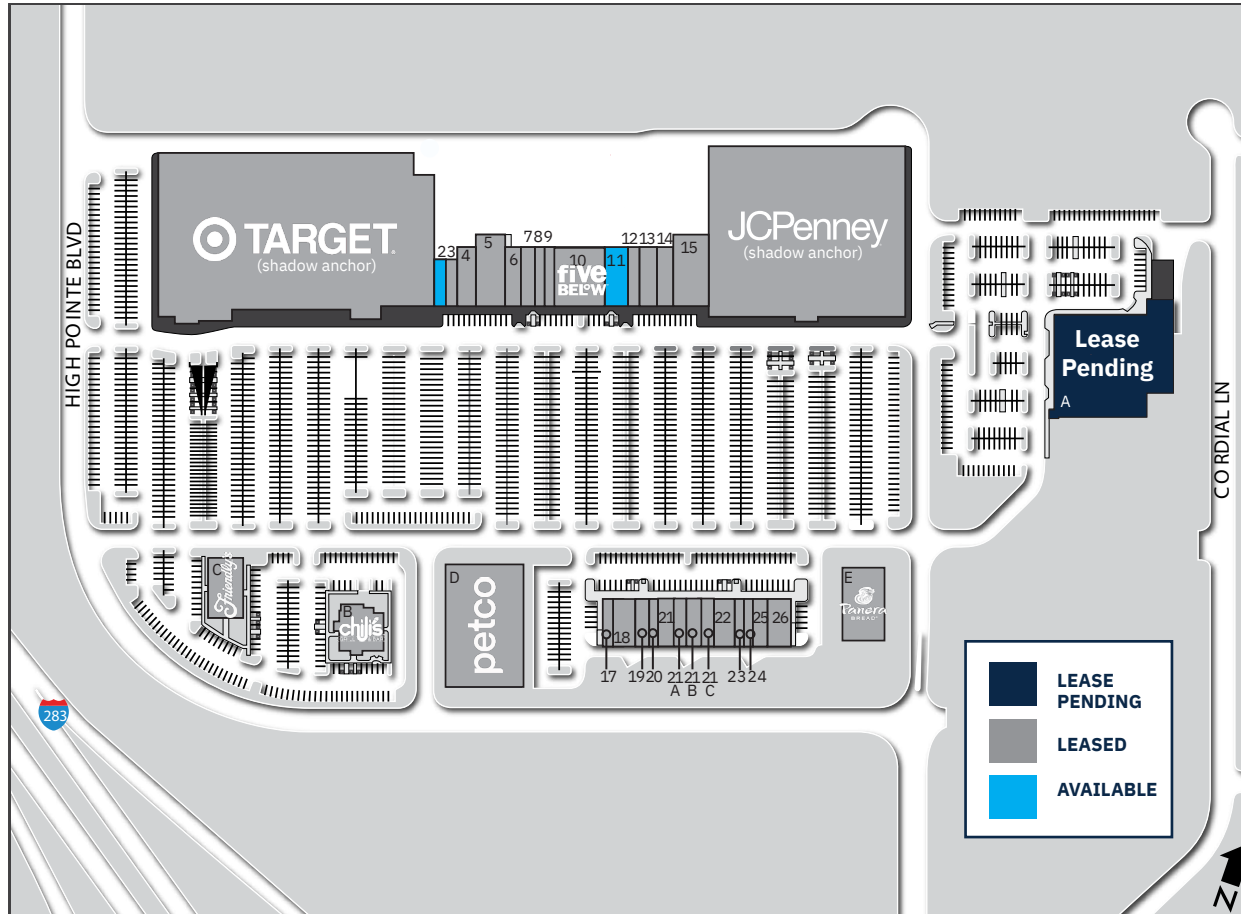
**NEW RETAILERS
ADDED, MORE COMING!**

NYC Sugaring, FedEx, Fleet Feet,
Five Below, Crumbl Cookies,
Warhammer, LensCrafters, AT&T,
and DXL Big + Tall!

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SITE PLAN



TENANT ROSTER

SF

A	Lease Pending	34,938
B	Chili's	5,876
C	Friendly's	5,000
D	Petco	13,000
E	Panera Bread	4,800
2	Available	1,600
3	Sally Beauty Supply	1,600
4	LensCrafters	3,000
5	DXL Big + Tall	6,000
6	Fleet Feet	2,700
7	Orangetheory Fitness	2,400
8	GNC	1,617
9	T-Mobile	1,600
10	Five Below	8,500
11	Available	4,000
12	Two Brothers Pizza	2,000
13	Verizon Wireless	3,000
14	Affordable Dentures & Implants	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	2,000
21A	Warhammer	1,600
21B	AT&T	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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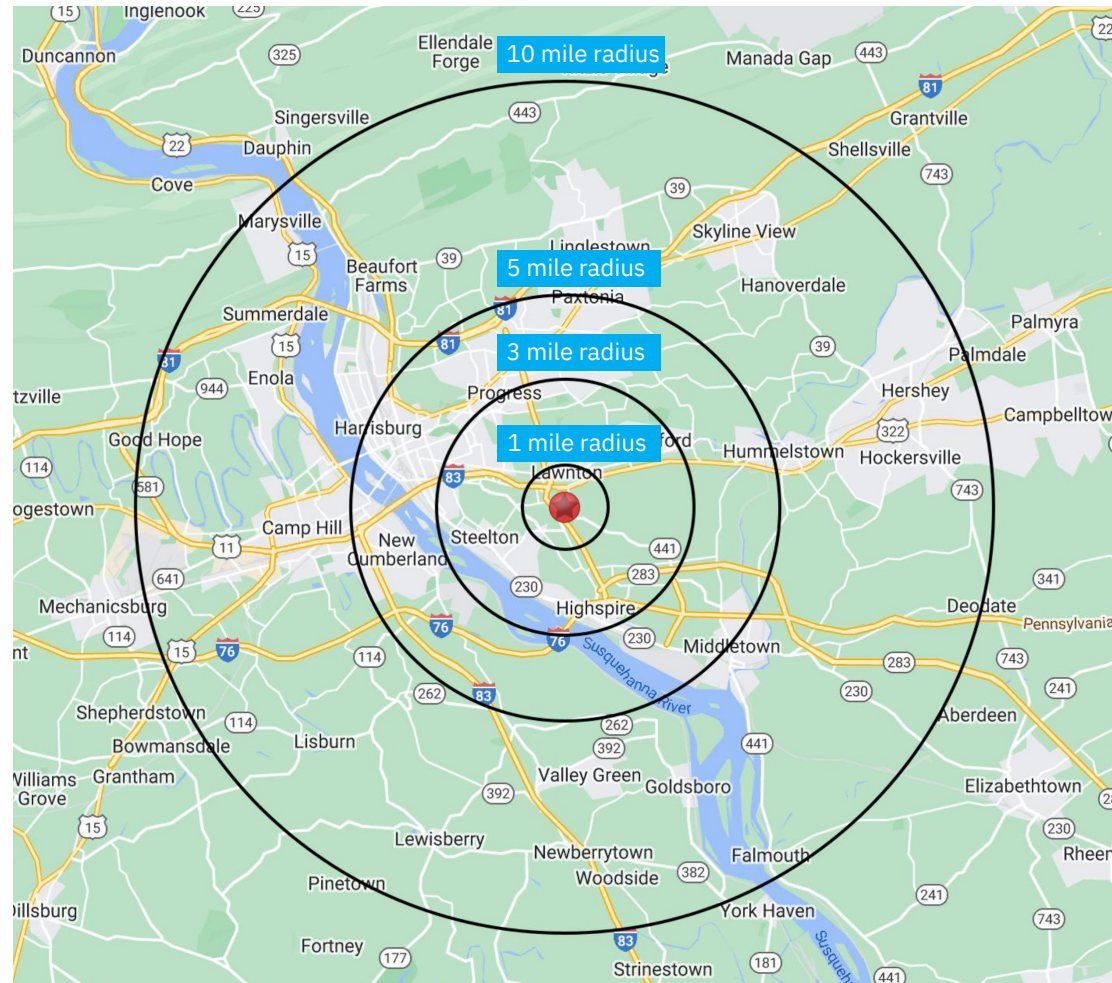
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	4,745	64,902	163,213
Households	1,811	26,002	67,313
Average Household Income	\$104,041	\$99,497	\$99,585
Projected Average Household Income (2028)	\$112,781	\$108,611	\$108,320
Median Household Income	\$76,989	\$71,160	\$74,498
Total Businesses	486	2,252	6,443
Total Employees	11,111	38,071	113,013
Daytime Population	11,704	45,399	132,735
Total Annual Household Expenditure	\$102.56 M	\$1.47 B	\$3.89 B
HH Income \$200K or more	149	1,735	5,106
College Degree + (Bachelor Degree or Higher)	767	12,500	36,464

Source: sitesusa.com



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ANNUAL VISITS

petco

Annual Visits
158.6K

Friendly's

Annual Visits
118.7K

TARGET

Annual Visits
1.8M

five
BELOW

Annual Visits
212.9K

chili's
(GRILL & BAR)

Annual Visits
257.1K

Panera
BREAD

Annual Visits
152.2K

JCPenney

Annual Visits
147.5K

Source: Placer.ai

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MARKET AERIAL

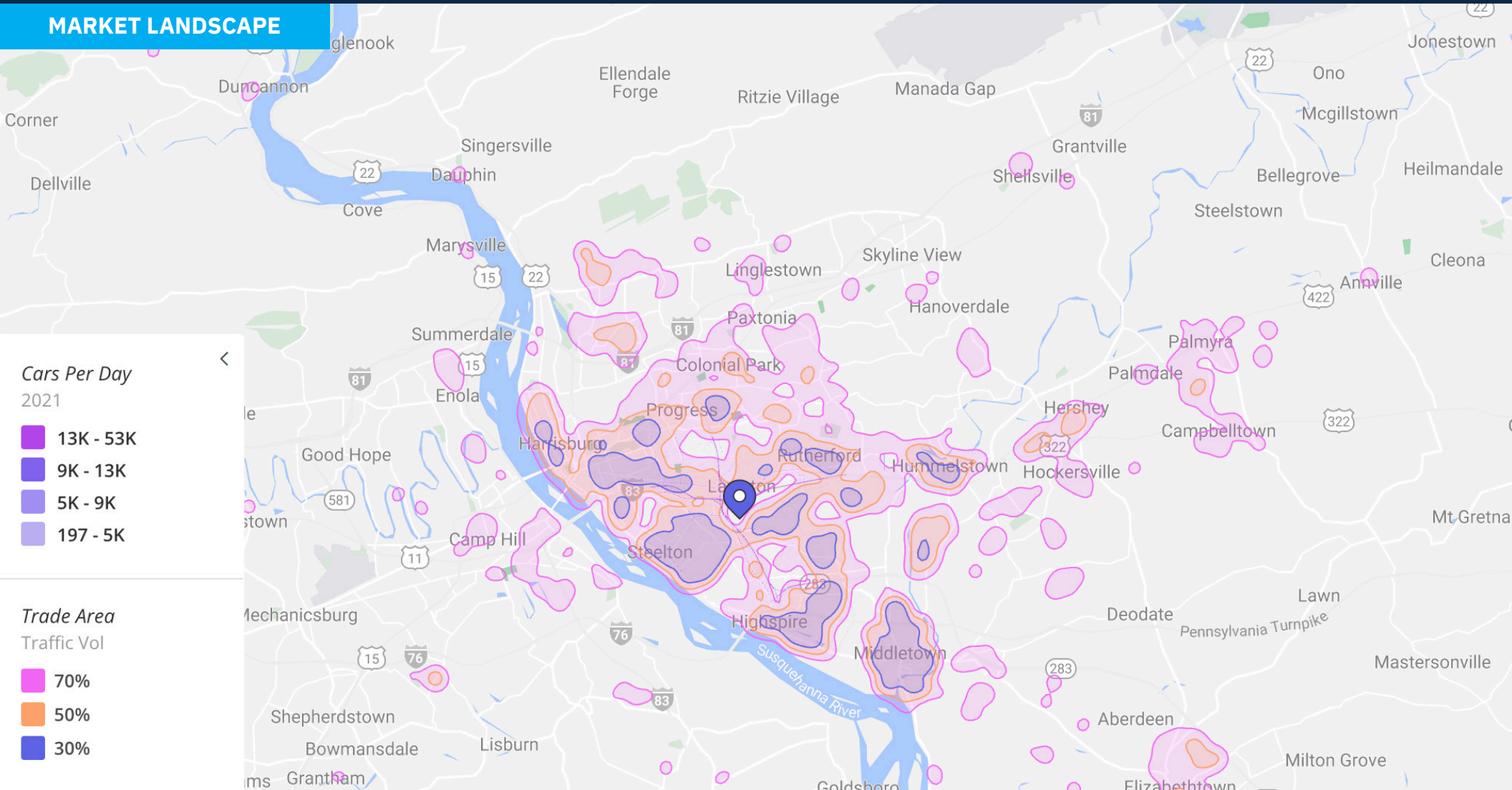


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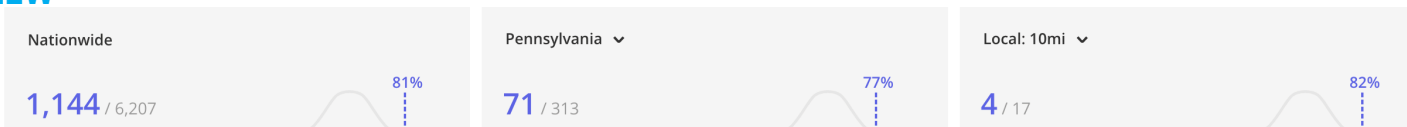
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MARKET LANDSCAPE



RANKING OVERVIEW



CONTACT EXCLUSIVE AGENT

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