

High Pointe Commons

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

LEVIN
MANAGEMENT



3.7M visits annually
5.61 visit frequency
38 min avg. duration

*Property Data by Placer.ai



Available Spaces

4,000 & 1,600 SF

Property Highlights

- **New Anchor Coming Soon – Savers:** A leading thrift retailer joining the lineup, further diversifying the center's tenant mix.
- **Premier Shopping Destination:** A 359,270-square-foot regional shopping center with 3.7 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 Strength:** High-performing Target and JCPenney ensure steady and consistent customer flow.
- **Strategic Location:** 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 Savers (coming soon), Five Below, Crumbl Cookies, and DXL Big + Tall
- **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



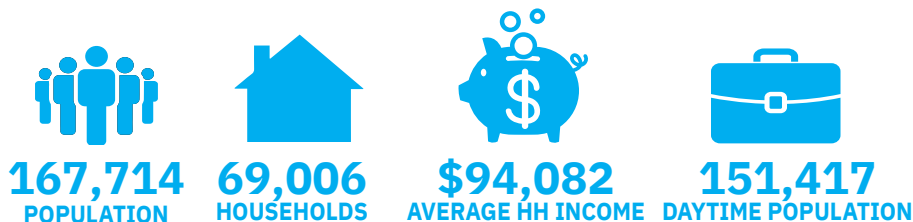
Average Daily Traffic

51,482 I 283

40,631 Route 322

Demographics

5-mile radius



Source: sitesusa.com

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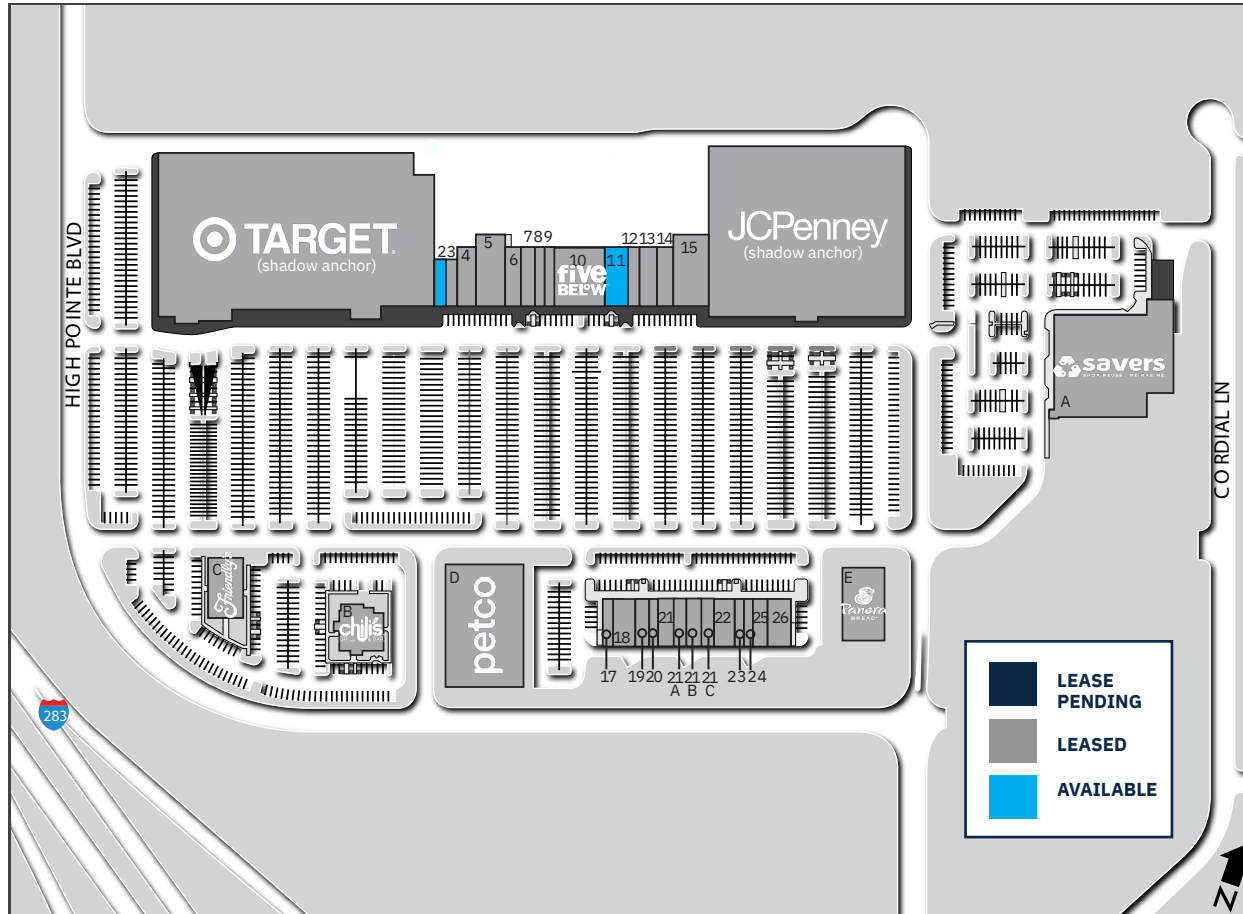
PHOTO GALLERY



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SITE PLAN



TENANT ROSTER

SF

A	Savers Coming Soon!	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

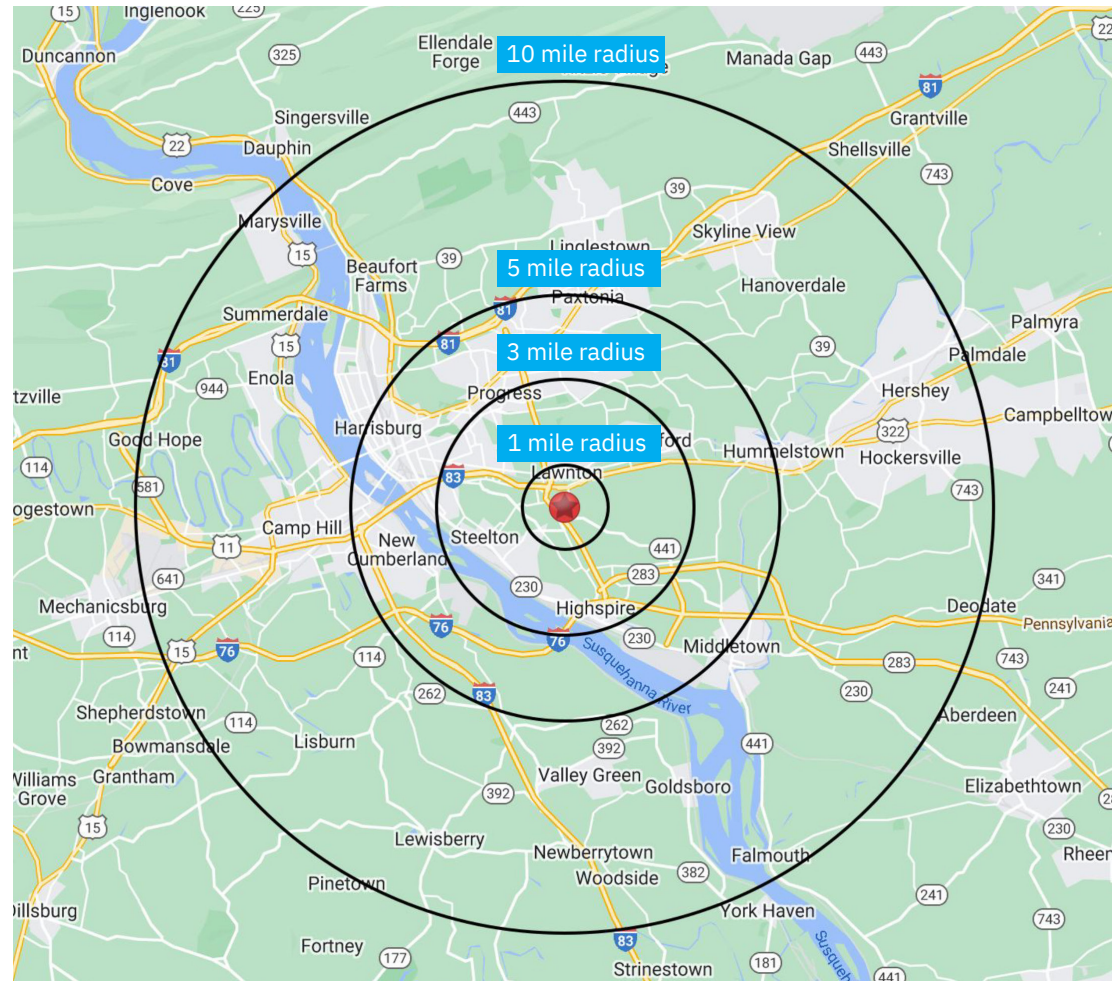
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	4,704	64,976	167,714
Households	1,872	25,756	69,006
Average Household Income	\$97,756	\$92,342	\$94,082
Projected Average Household Income (2030)	\$96,152	\$90,841	\$92,750
Median Household Income	\$79,918	\$71,589	\$73,715
Total Businesses	460	2,357	6,715
Total Employees	10,103	37,840	107,365
Daytime Population	4,797	58,978	151,417
Total Annual Household Expenditure	\$183.12 M	\$2.36B	\$6.35 B
HH Income \$200K or more	144	1,882	5,543
College Degree + (Bachelor Degree or Higher)	858	11,891	36,581

Source: sitesusa.com



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ANNUAL VISITS

petco

Annual Visits
159.1K

Friendly's

Annual Visits
118.7K

TARGET

Annual Visits
1.8M

five
BELOW

Annual Visits
212.9K

chili's
(GRILL & BAR)

Annual Visits
280K

Panera
BREAD

Annual Visits
152.2K

JCPenney

Annual Visits
147.5K

savers
SHOP. REUSE. REIMAGINE

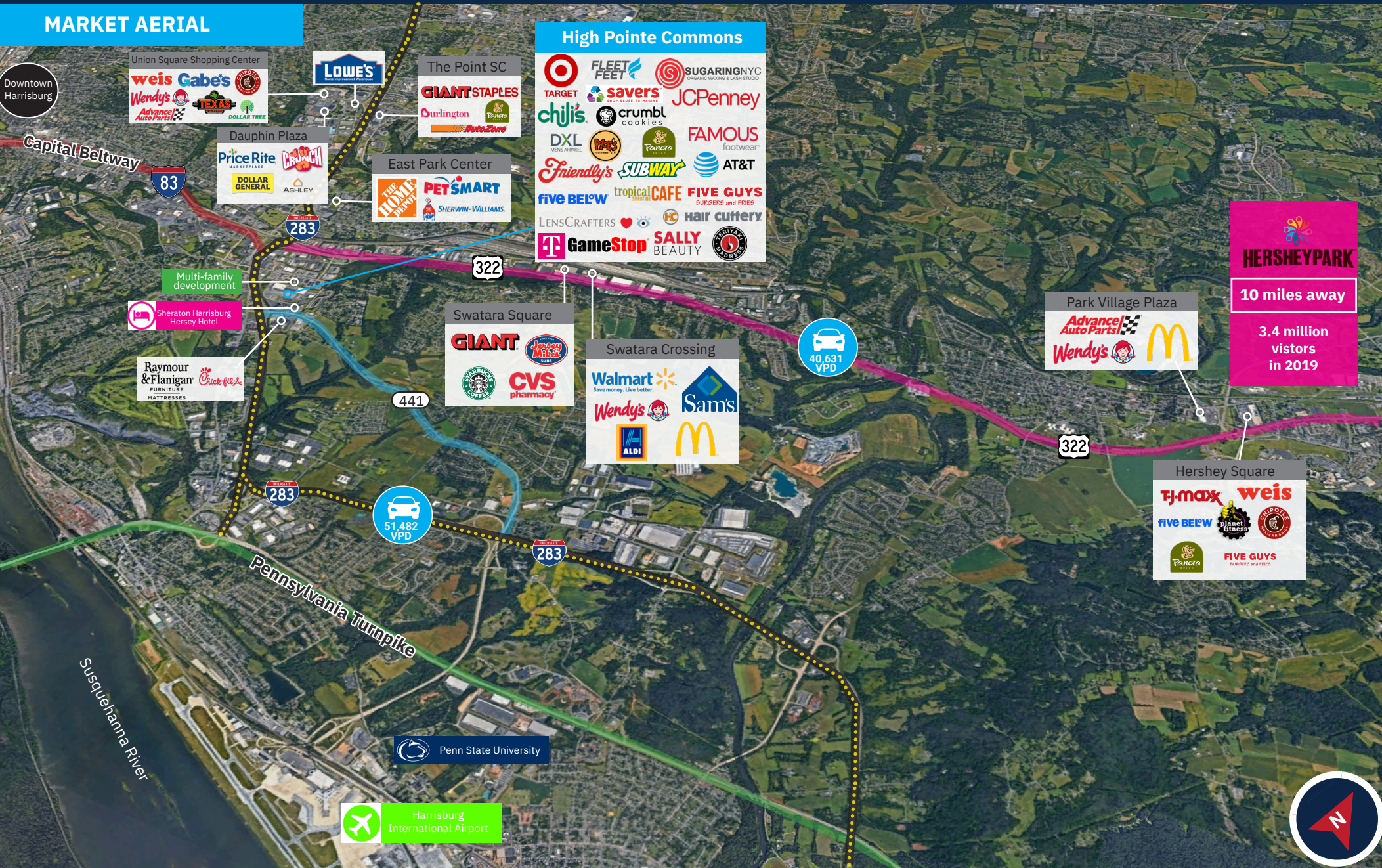
Source: Placer.ai

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MARKET AERIAL



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Nationwide **1,144** / 6,207 **81%**
 Pennsylvania **71** / 313 **77%**
 Local: 10mi **4** / 17 **82%**

CONTACT EXCLUSIVE AGENT

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