

*Source: Placer.ai (Foot Traffic / Location Analytics)

3.7M

visits annually*

5.61

visit frequency*

38 min

avg. visit duration*



Retailers



LEVIN
MANAGEMENT

RETAIL

High Pointe Commons

4640 HIGH POINTE BLVD | HARRISBURG, PA 17111

Available Spaces

1,600 SF - coming available!

Major Anchors

Target, JCPenney, Savers

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 and Wonder, others who opened 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).
- Average Daily Traffic:** 51,482 I 283; 40,631 Route 322

Fred Younkin | 908.226.5288 | fyounkin@levinmgt.com

5-Mile Demographics

167,714
POPULATION

69,006
HOUSEHOLDS

\$94,082
AVERAGE HH INCOME

151,417
DAYTIME POPULATION

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GALLERY



High Pointe Commons

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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	Gamestop	Coming 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	Wonder		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

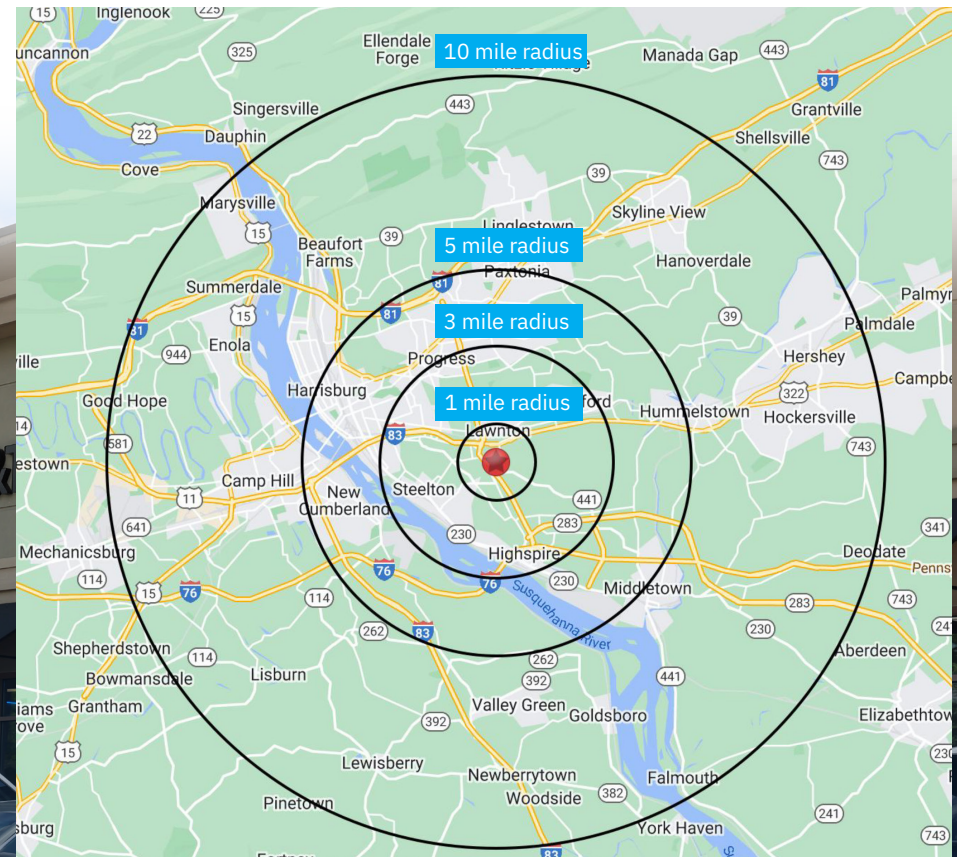
2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	4,704	64,976	167,714
Households	1,872	25,756	69,006
Average Household Income	\$97,756	\$92,342	\$94,082
Projected Average Household Income (2030)	\$96,152	\$90,841	\$92,750
Median Household Income	\$79,918	\$71,589	\$73,715
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
153.5K

Friendly's

Annual Visits
127.2K

TARGET

Annual Visits
1.8M

five
BELOW

Annual Visits
233.3K

chili's
(GRILL & BAR)

Annual Visits
306.8K

Panera
BREAD

Annual Visits
145.4K

JCPenney

Annual Visits
147.5K

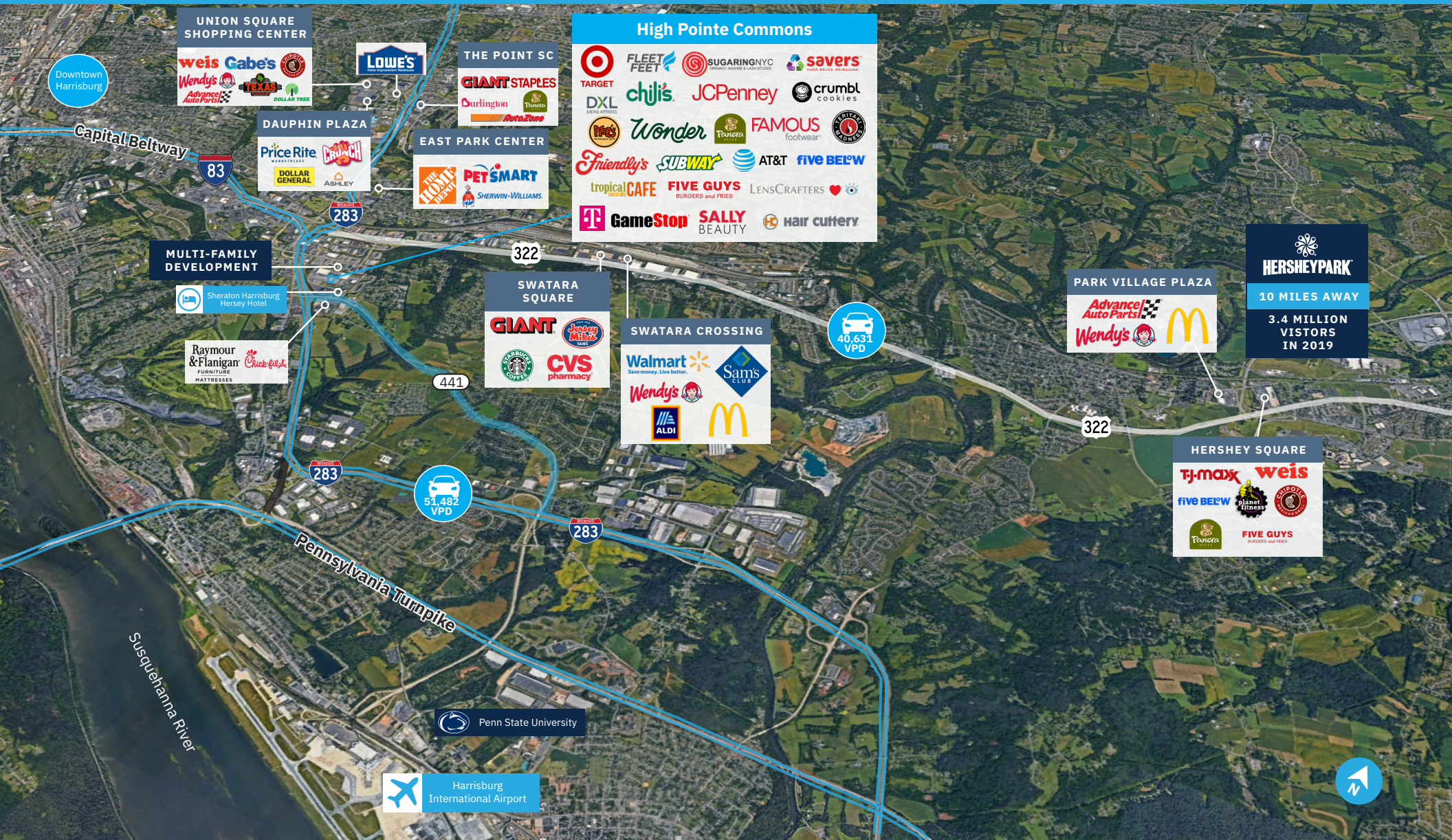
savers
SHOP. REUSE. REIMAGINE.

Source: Placer.ai

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MARKET AERIAL



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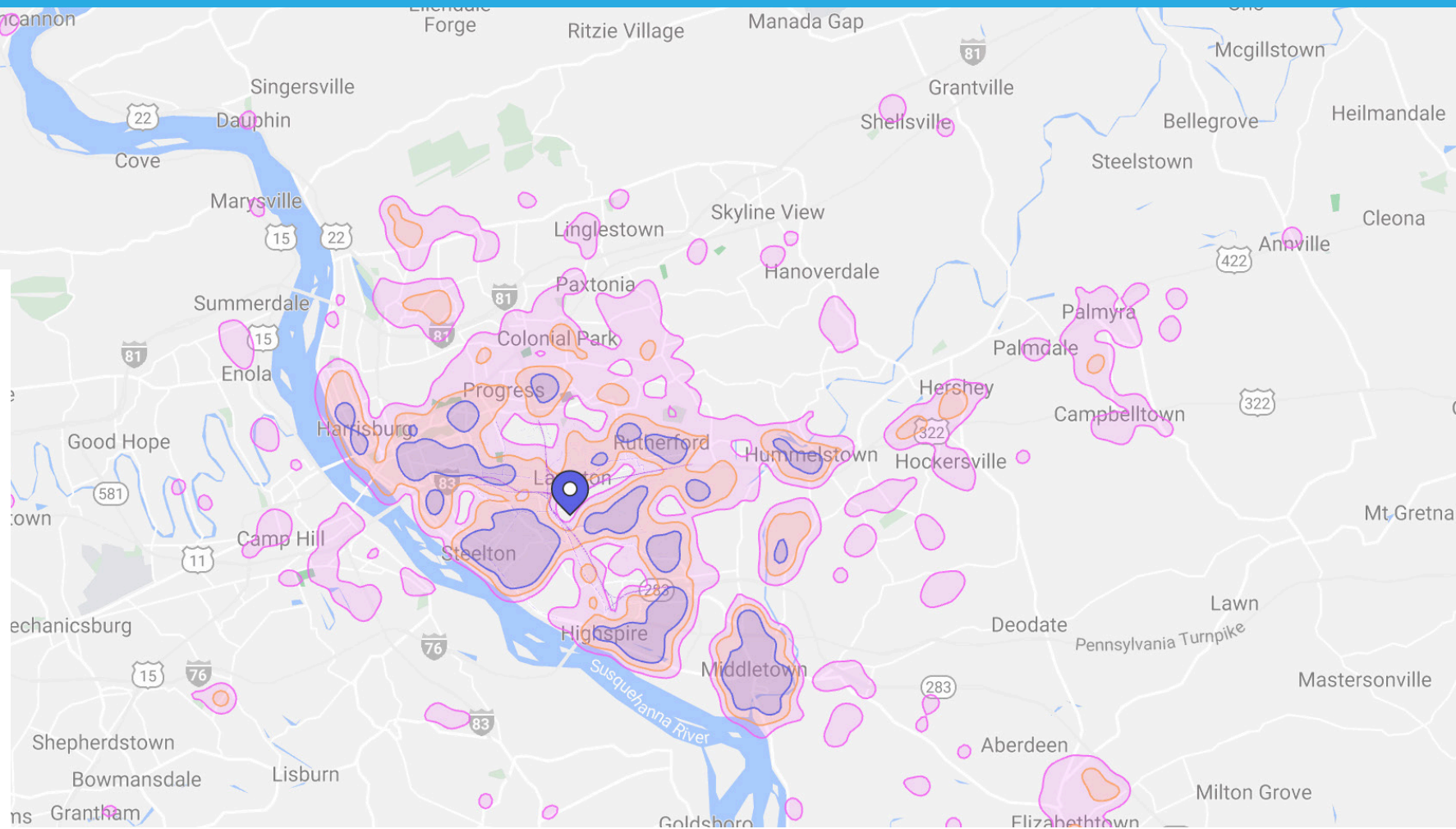
MARKET LANDSCAPE

CARS PER DAY 2021

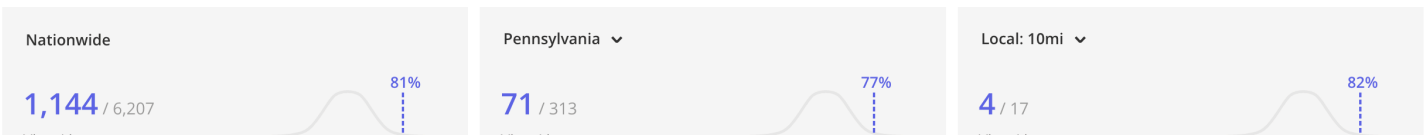
- 13K-53K
- 9K-13K
- 5K-9K
- 197-5K

TRADE AREA Traffic Vol

- 70%
- 50%
- 30%



RANKING OVERVIEW





Our History is Strong.
Our Vision, *Stronger*.

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Fred Younkin

LEASING REPRESENTATIVE

t. 908.226.5288 m. 484.612.2532

fyounkin@levinmgt.com

levinmgt.com | 70 YEARS

Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

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