

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

3.8M

visits annually*

5.37

visit frequency*

37 min

avg. visit duration*

Retailers

JCPenney



petco

savers
SHOP. REUSE. REIMAGINE.

crumbl
cookies



FLEET FEET

SALLY
BEAUTY

DXL
BIG + TALL

FAMOUS
footwear

five
BELOW



FIVE GUYS
BURGERS and FRIES

Friendly's

wonder

chili's
(GRILL & BAR)

Panera
BREAD

Property Highlights

- New Anchor Tenant:** Savers recently opened, strengthening the center's retail mix.
- Premier Shopping Destination:** 359,270 SF regional shopping center with 3.8 million annual visits.*
- Growing Traffic:** Visits increased 9.9% Yo2Y
- Strong Anchor Lineup:** Shadow-anchored by Target and JCPenney.

- Strategic Location:** Direct access from I-283 (Exit 2) and Route 322.
- Leasing Momentum:** Savers, Wonder, Five Below, Crumbl Cookies and DXL Big + Tall.
- Tourism Advantage:** Just 10 miles from Hersheypark.
- Average Daily Traffic:** 51,482 I 283; 40,631 Route 322

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LEVIN
MANAGEMENT

RETAIL

High Pointe Commons

4640 HIGH POINTE BLVD | HARRISBURG, PA 17111

Available Spaces

1,600 SF, 1,500 SF (Available 3/1/27)

Major Anchors

Target, JCPenney, Savers

5-Mile Demographics

167,714
POPULATION

69,006
HOUSEHOLDS

\$94,082
AVERAGE HH INCOME

151,417
DAYTIME POPULATION

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GALLERY



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SITE PLAN



Tenant Roster		SF
A	Savers	34,938
B	Chili's	5,876
C	Friendly's	5,000
D	Petco	13,000
E	Panera Bread	4,800
2	Gamestop	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	Available	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	Available 3/1/27	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

3.8M

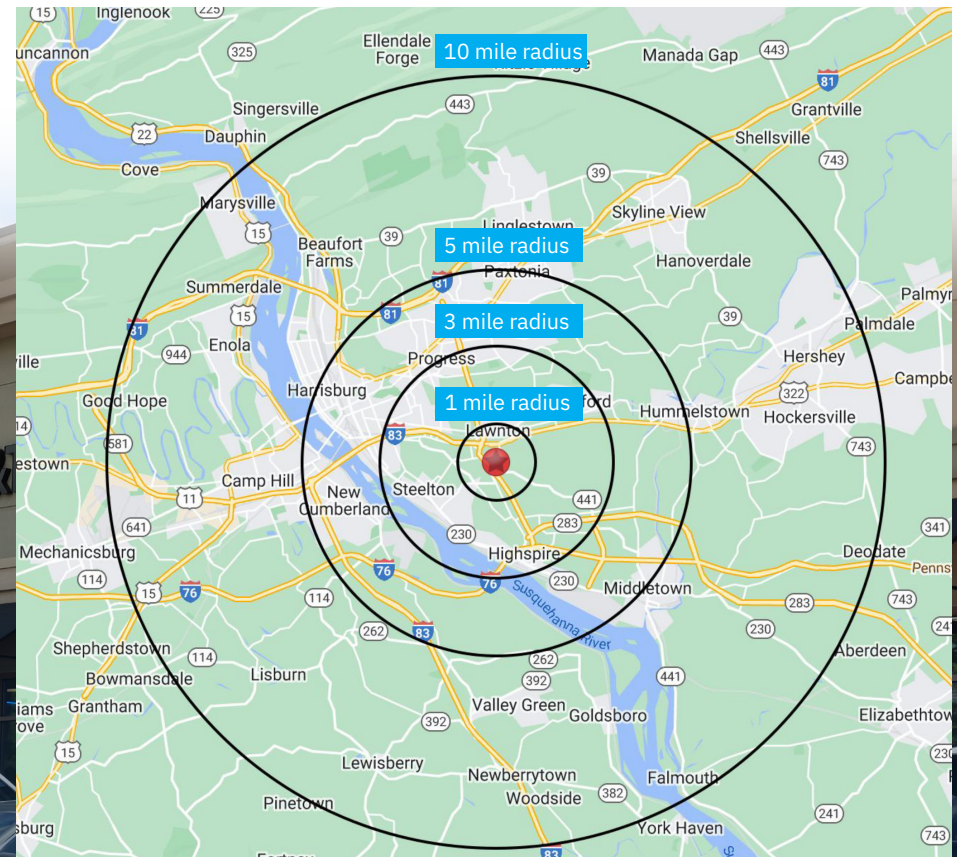
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5.37

visit frequency*

37 min

avg. visit duration*



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ANNUAL VISITS

petco

Annual Visits
149.8K

Friendly's

Annual Visits
118.7K

TARGET

Annual Visits
1.8M

**five
BELOW**

Annual Visits
257.3K

chili's
(GRILL & BAR)

Annual Visits
322K

**Panera
BREAD**

Annual Visits
143.6K

JCPenney

Annual Visits
114.2K

savers
SHOP. REUSE. REIMAGINE.

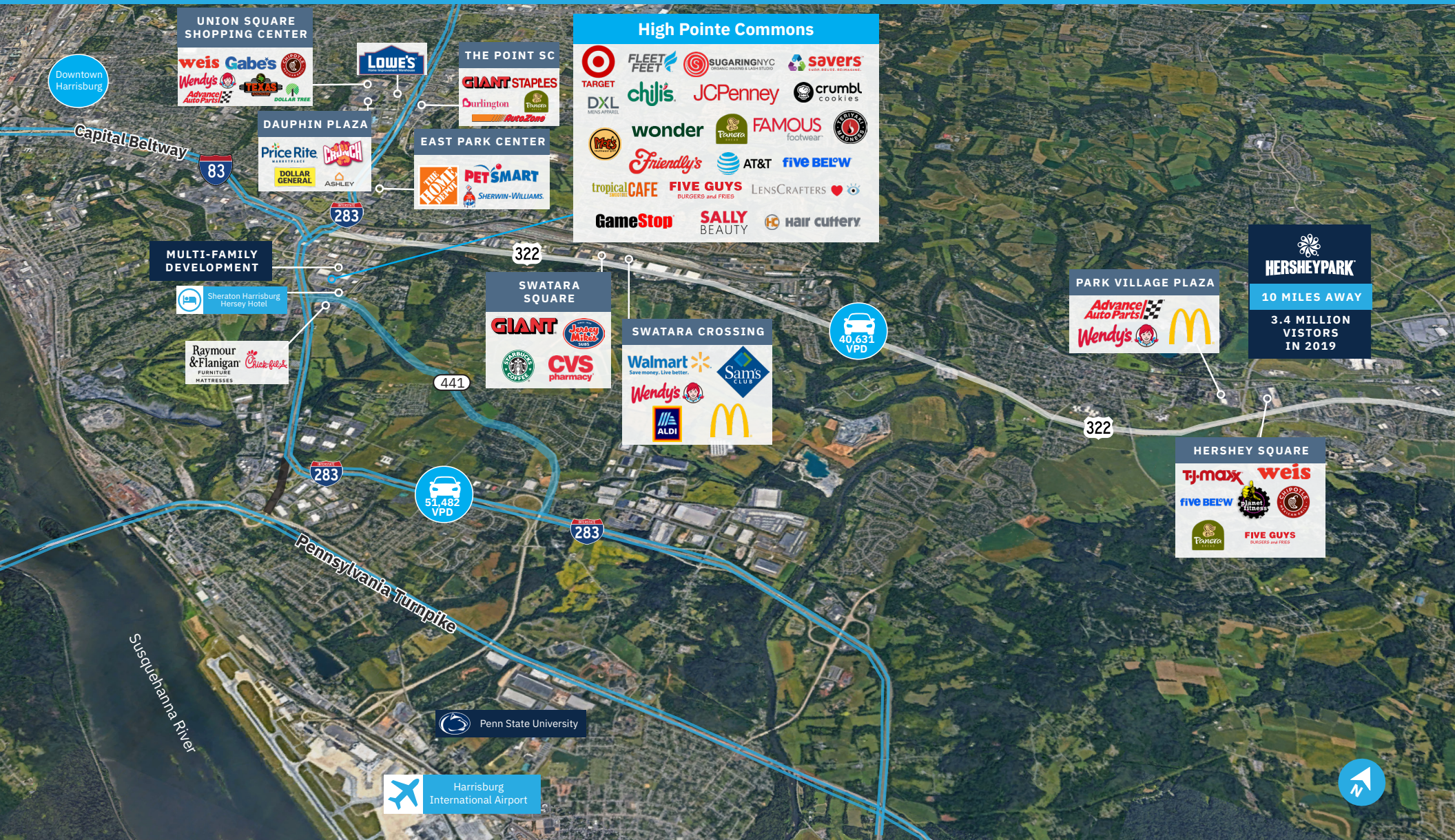
Source: Placer.ai

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MARKET AERIAL

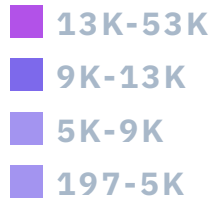


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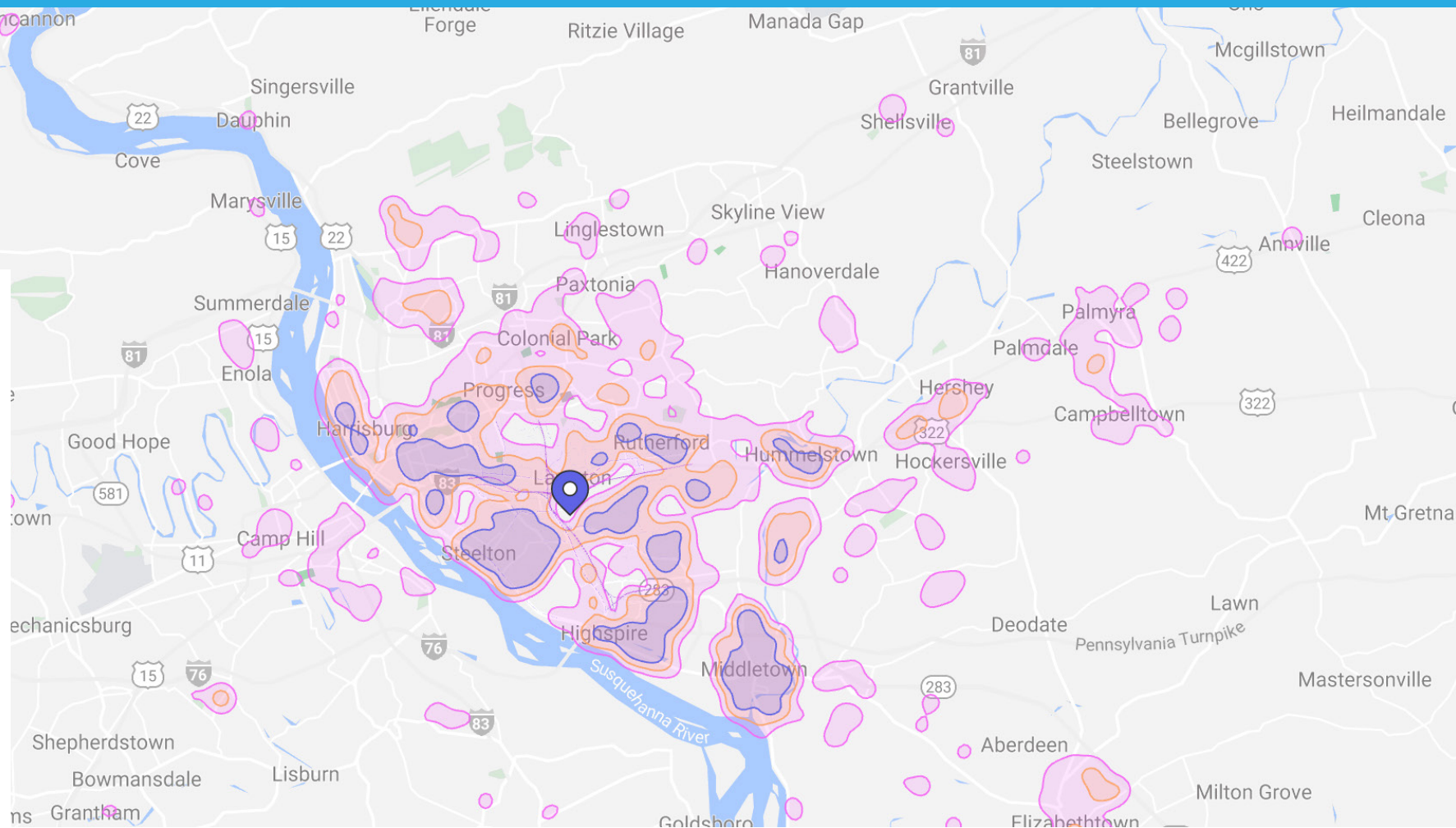
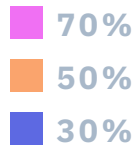
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MARKET LANDSCAPE

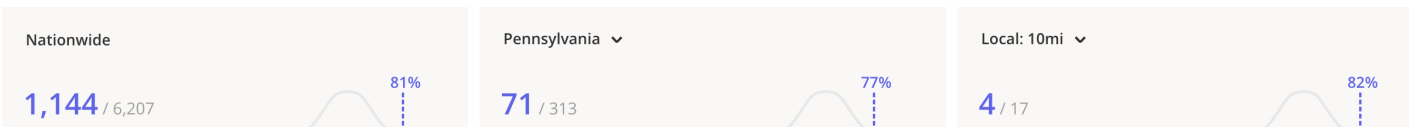
CARS PER DAY 2021



TRADE AREA Traffic Vol



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

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levinmgt.com | 70 YEARS

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