

\*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

### 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 new popular restaurant coming soon, 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

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### 5-Mile Demographics

**167,714**  
POPULATION

**69,006**  
HOUSEHOLDS

**\$94,082**  
AVERAGE HH INCOME

**151,417**  
DAYTIME POPULATION

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

## 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	New restaurant	coming soon!	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

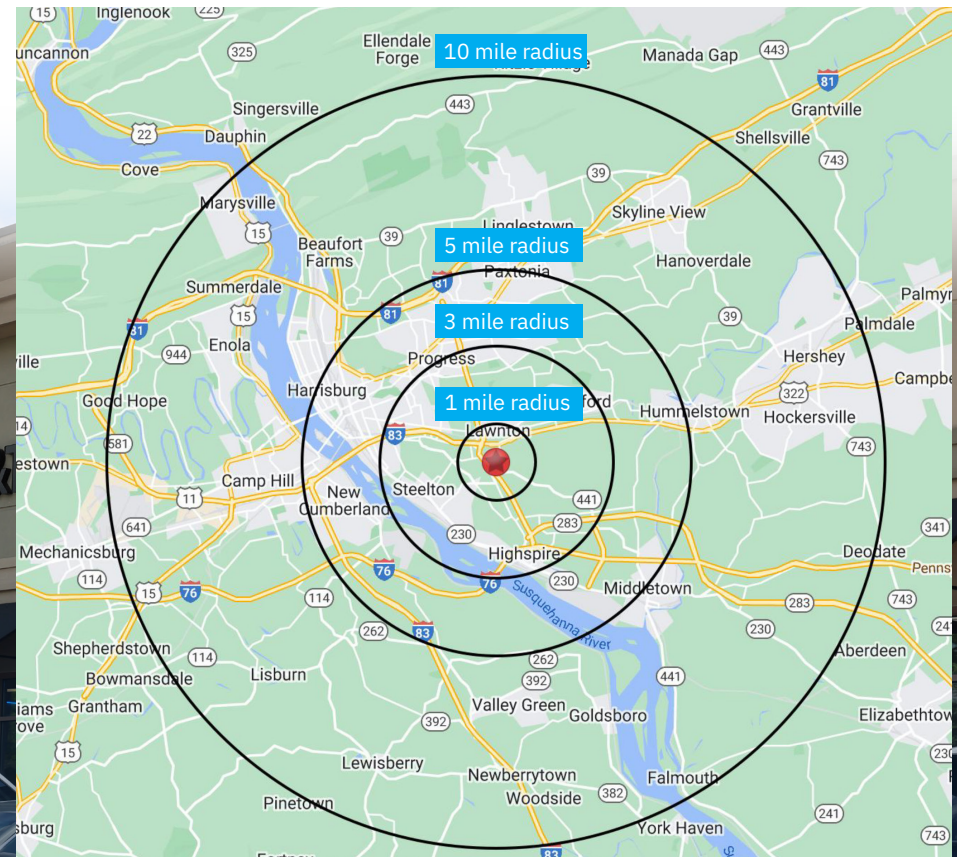
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	4,704	64,976	167,714
Households	1,872	25,756	69,006
Average Household Income	\$97,756	\$92,342	\$94,082
Projected Average Household Income (2030)	\$96,152	\$90,841	\$92,750
Median Household Income	\$79,918	\$71,589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

**3.7M**  
visits annually\*

**5.61**  
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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

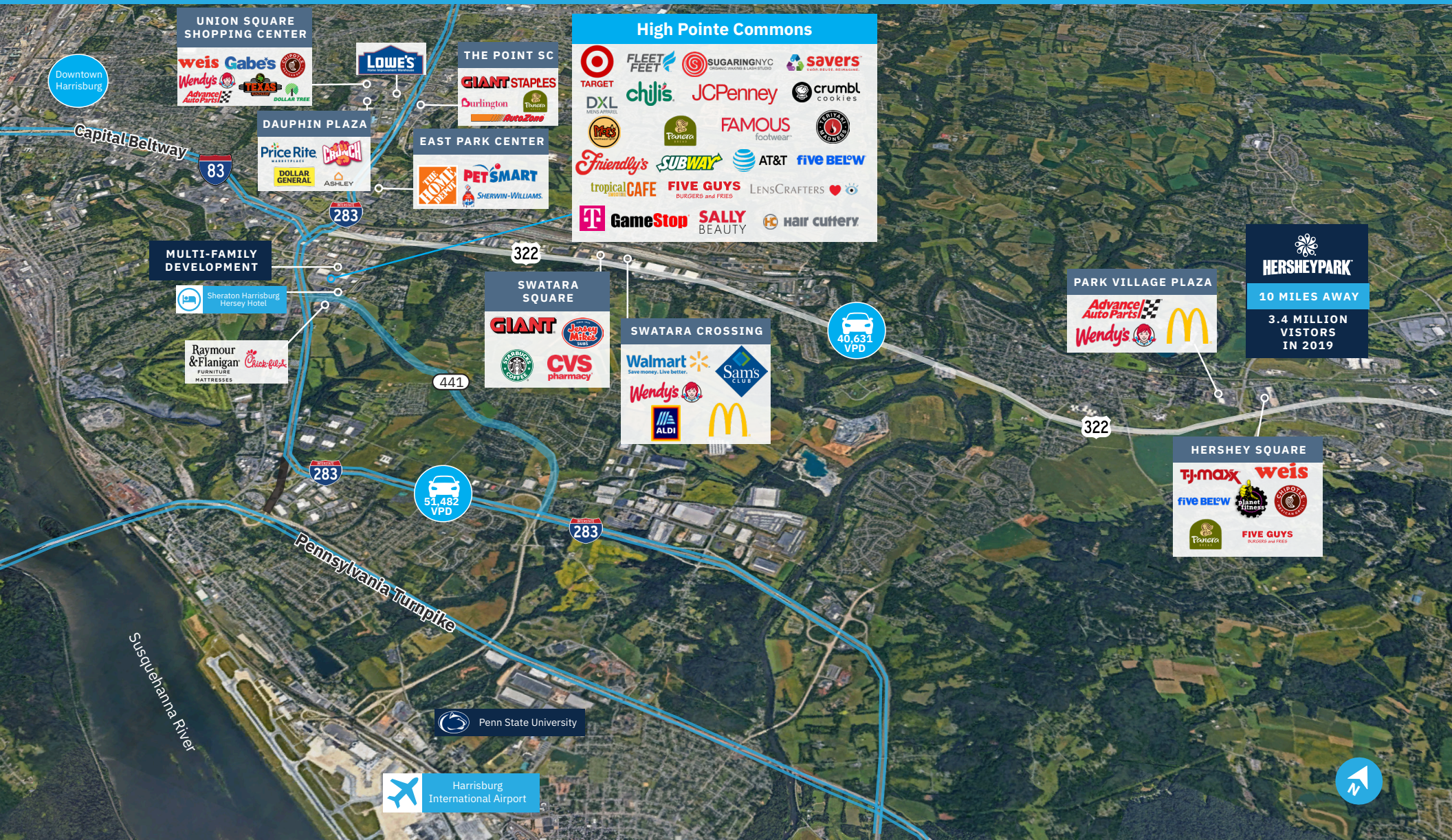
savers  
SHOP. REUSE. REIMAGINE.

Source: Placer.ai

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## MARKET AERIAL



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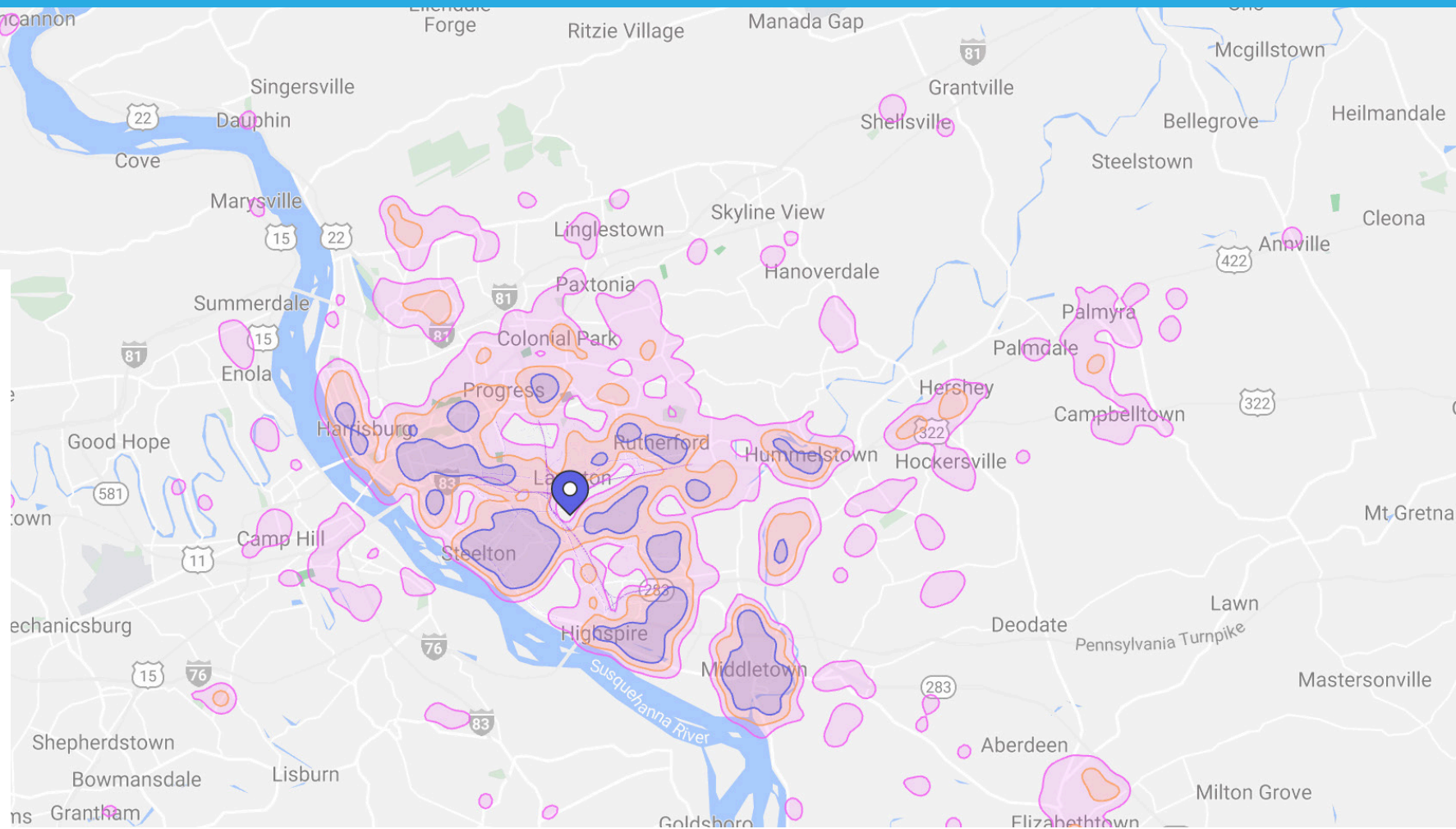
## MARKET LANDSCAPE

### CARS PER DAY 2021

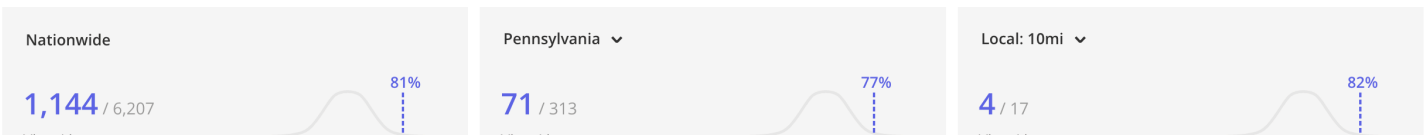
- 13K-53K
- 9K-13K
- 5K-9K
- 197-5K

### TRADE AREA Traffic Vol

- 70%
- 50%
- 30%



### RANKING OVERVIEW





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**Our Vision, *Stronger*.**

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**Fred Younkin**

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**[levinmgt.com](http://levinmgt.com) | 70 YEARS**

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