

High Pointe Commons

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



3.4M visits annually
5.54 visit frequency
38 min avg. duration

*Property Data by Placer.ai

34,938 SF Anchor
Freestanding Building
(former CTS)



Available Spaces

34,938 SF - Anchor space, former CTS freestanding building
4,000; 1,617 SF - coming available April 2025

Property Highlights

- 324,332 square feet regional shopping center with 3.4 million visits per year.*
- Shadow-anchored by high-volume Target and JCPenney stores.
- Conveniently situated off highly trafficked interstate 283 at Exit 2.
- Proximate to Route 322, a focal point for retail and the gateway to an expansive, seven-mile trade area.
- Recent leasing activity includes 9 new retailers: NYC Sugaring, Fedex, Fleet Feet, Five Below, Crumbl Cookies, Warhammer, LensCrafters, AT&T and DXL Big + Tall!
- Warhammer is now open!
- Just 10 miles away from Hershey Park, which last reported 3.4 million visitors (2019).

Retailers



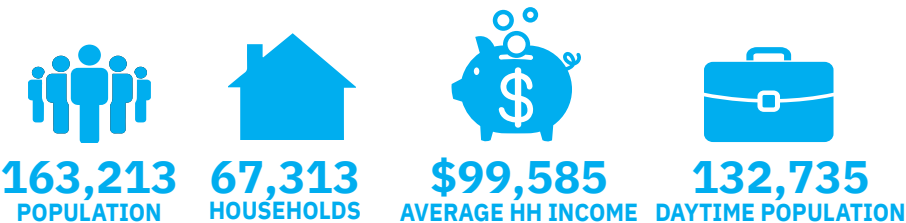
Other tenants: Gamestop, Orangetheory Fitness, T-Mobile, Subway, Tropical Smoothie Cafe, Hair Cuttery, Jackson Hewett, Moe's Southwest Grill, Sugaring NYC, Fedex, LensCrafters, Warhammer

Average Daily Traffic

51,482 I 283
40,631 Route 322

Demographics

5-mile radius



Source: sitesusa.com

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PHOTO GALLERY



9
**NEW RETAILERS
ADDED, MORE COMING!**

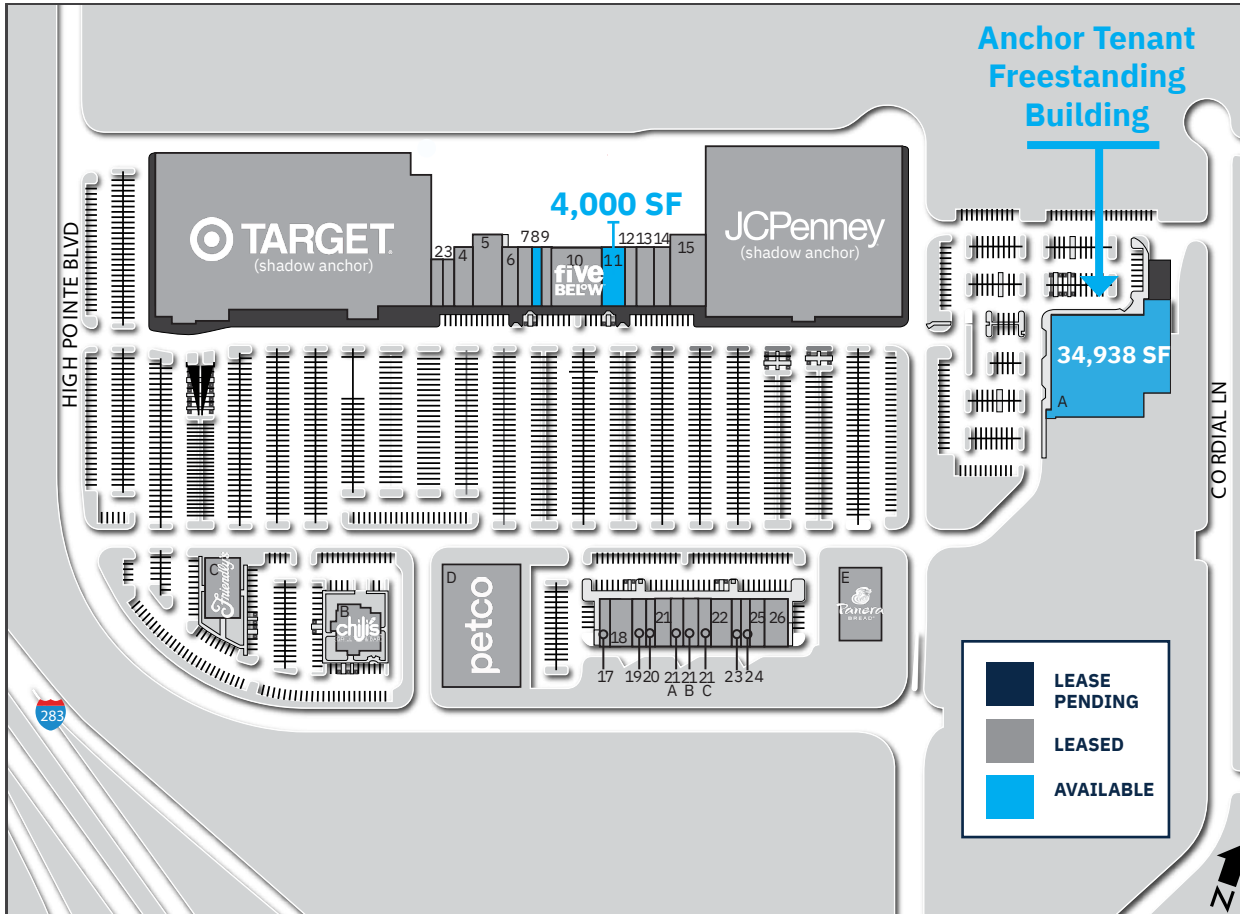
CRUMBL COOKIES, WARHAMMER,
LENSCRAFTERS, AT&T AND
DXL BIG +TALL !



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SITE PLAN



TENANT ROSTER

SF

| | | SF |
|-----|-------------------------------------|--------|
| A | Available - former CTS | 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 <i>Opening Soon!</i> | 6,000 |
| 6 | Fleet Feet | 2,700 |
| 7 | Orangetheory Fitness | 2,400 |
| 8 | GNC - coming available | 1,617 |
| 9 | T-Mobile | 1,600 |
| 10 | Five Below | 8,500 |
| 11 | Lasik Plus - coming available | 4,000 |
| 12 | Two Brothers Pizza | 2,000 |
| 13 | Verizon Wireless | 3,000 |
| 14 | Advara Dental | 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 <i>Opening Soon!</i> | 2,000 |
| 21A | Warhammer | 1,600 |
| 21B | AT&T <i>Opening Soon!</i> | 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 |

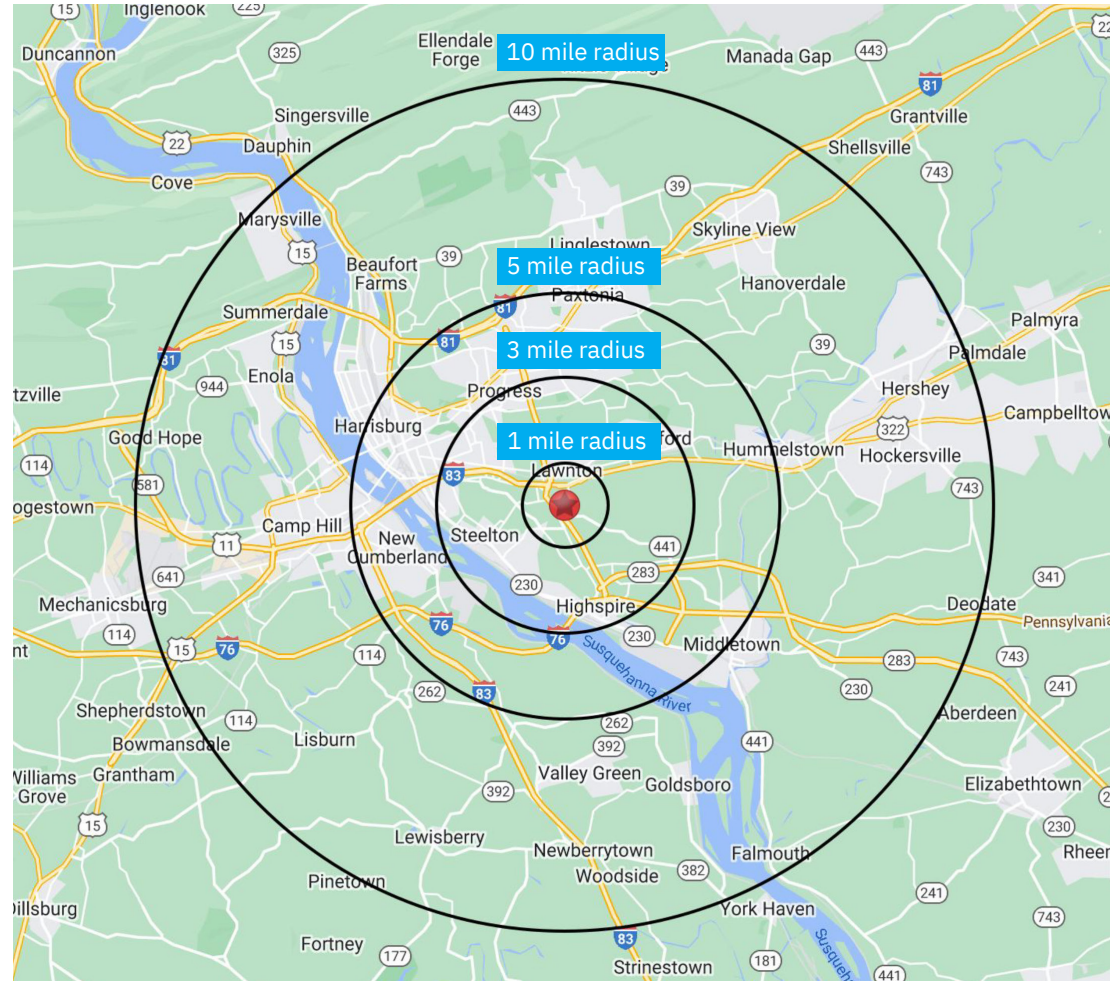
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DEMOGRAPHICS

| 2010-2020 Census, 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
155.9K

Friendly's

Annual Visits
117.3K

TARGET

Annual Visits
1.8M

**five
BELOW**

Annual Visits
212.9K

chili's
(GRILL & BAR)

Annual Visits
227.1K

**Panera
BREAD**

Annual Visits
152.2K

JCPenney

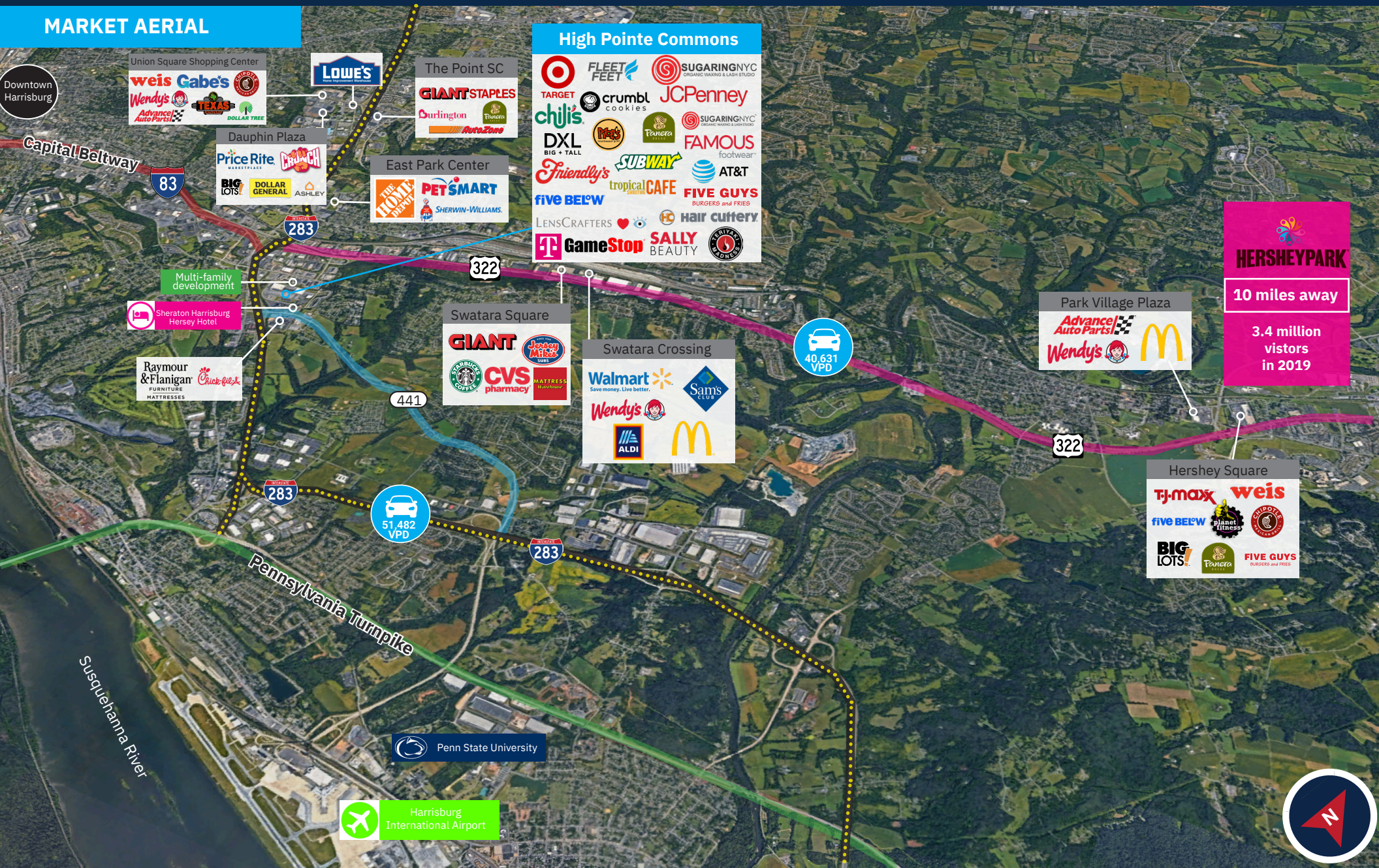
Annual Visits
147.5K

Source: Placer.ai

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MARKET AERIAL



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- Target
- FLEET FEET
- SUGARINGNYC
- crumbl cookies
- JCPenney
- chili's
- DXL BIG + TALL
- Panera
- SUGARINGNYC
- FRIENDLY'S
- SUBWAY
- FAMOUS footwear
- tropical CAFE
- FIVE BEL'W
- AT&T
- FIVE GUYS
- LENSCRAFTERS
- GameStop
- SALLY BEAUTY
- hair curriery

HERSEYPARK

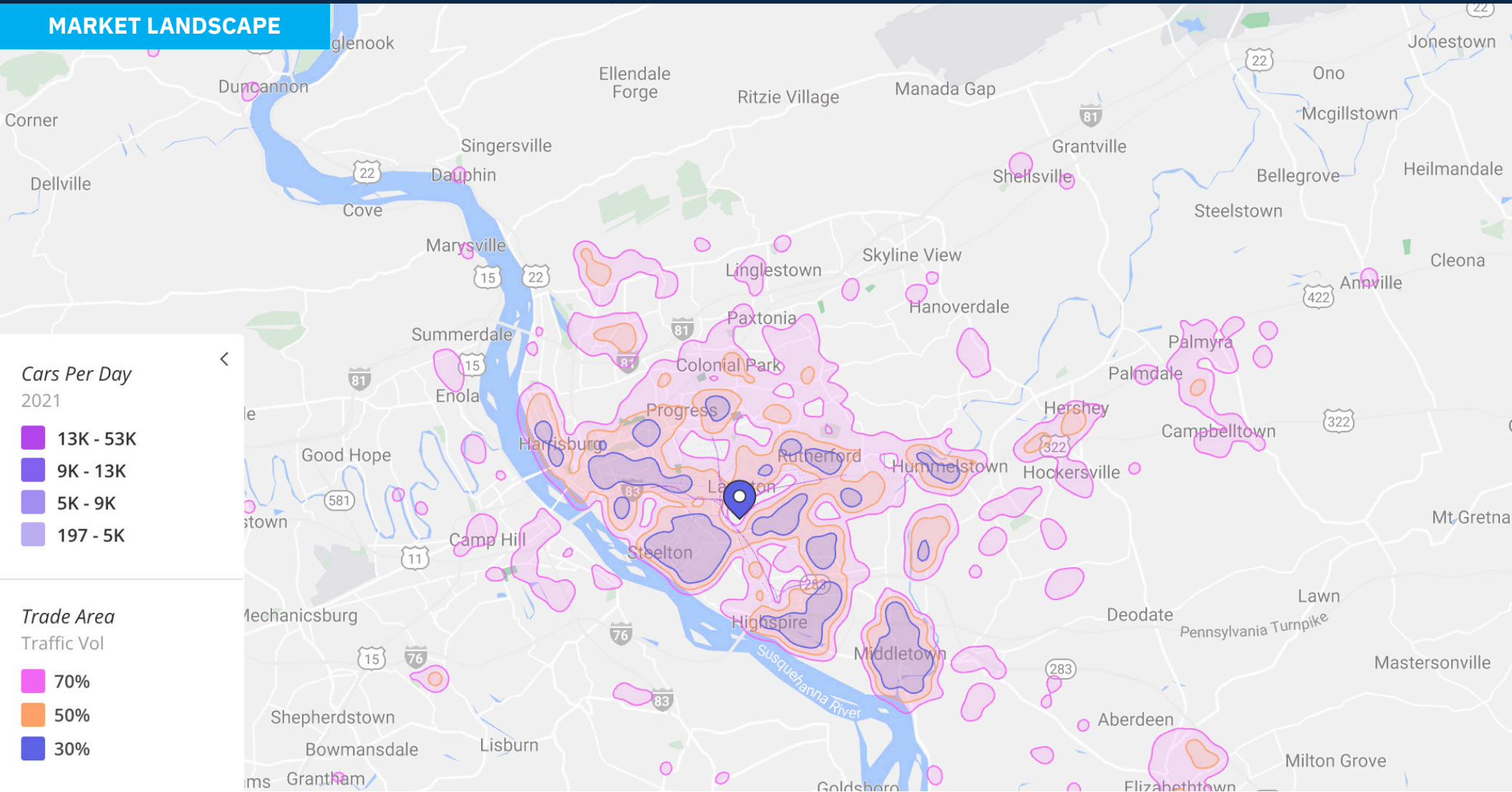
10 miles away

3.4 million visitors in 2019

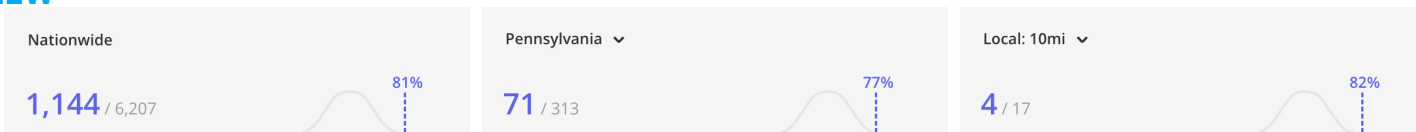
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MARKET LANDSCAPE



RANKING OVERVIEW



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