

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

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



163,213
POPULATION



67,313
HOUSEHOLDS



\$99,585
AVERAGE HH INCOME



132,735
DAYTIME POPULATION



Source: sitesusa.com

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LEVIN
MANAGEMENT

PHOTO GALLERY



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

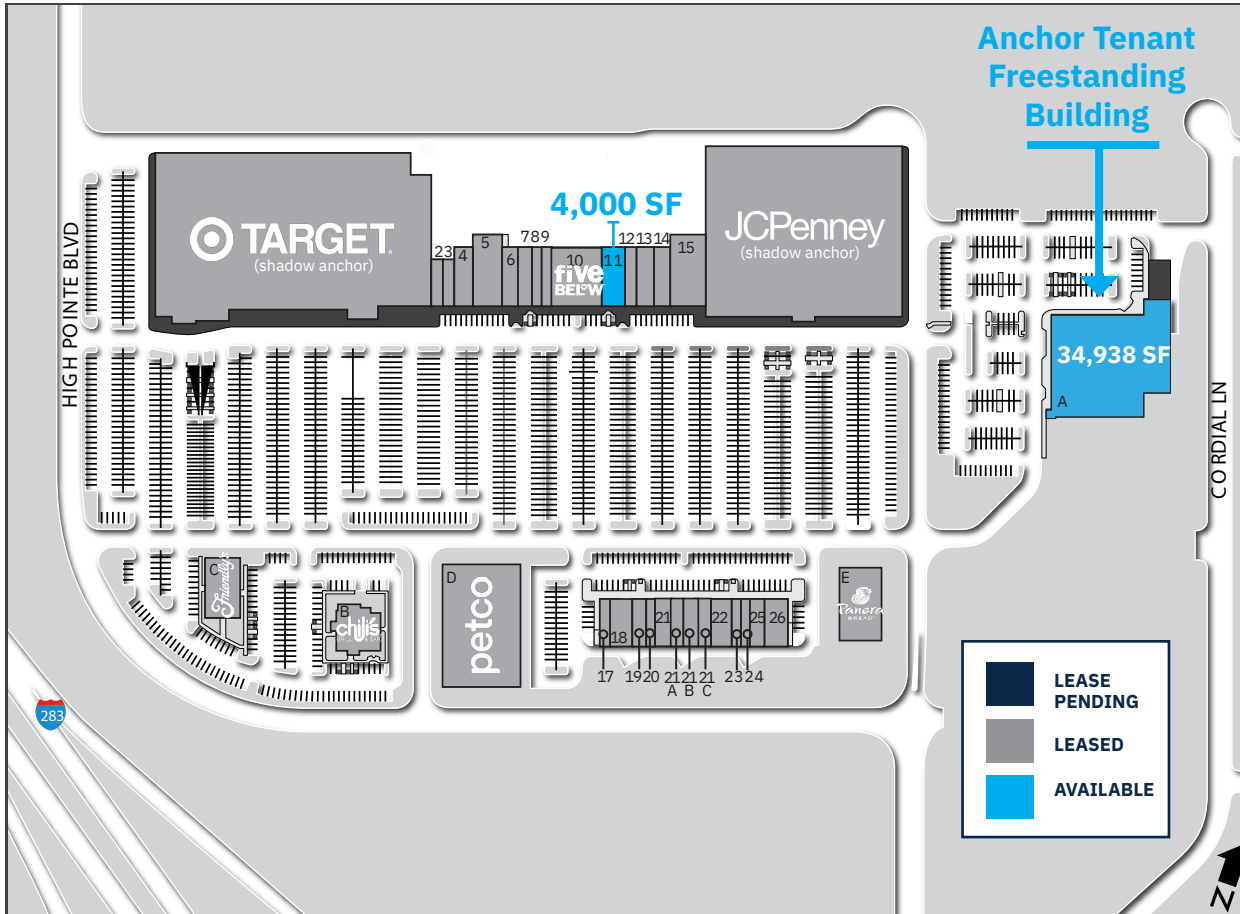
CRUMBL COOKIES, WARHAMMER,
LENSCRAFTERS, AT&T AND
DXL BIG +TALL !



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SITE PLAN



TENANT ROSTER

SF

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	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

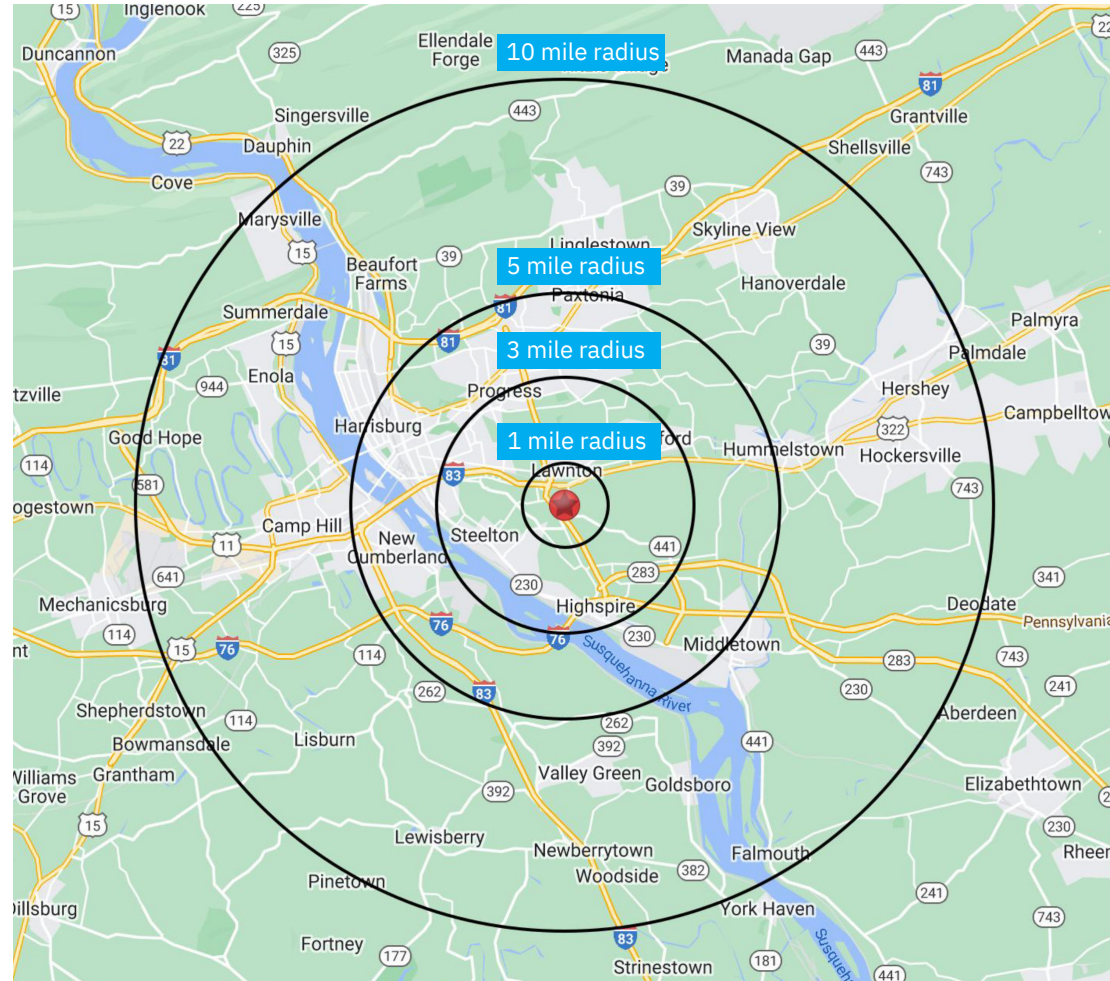
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DEMOGRAPHICS

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

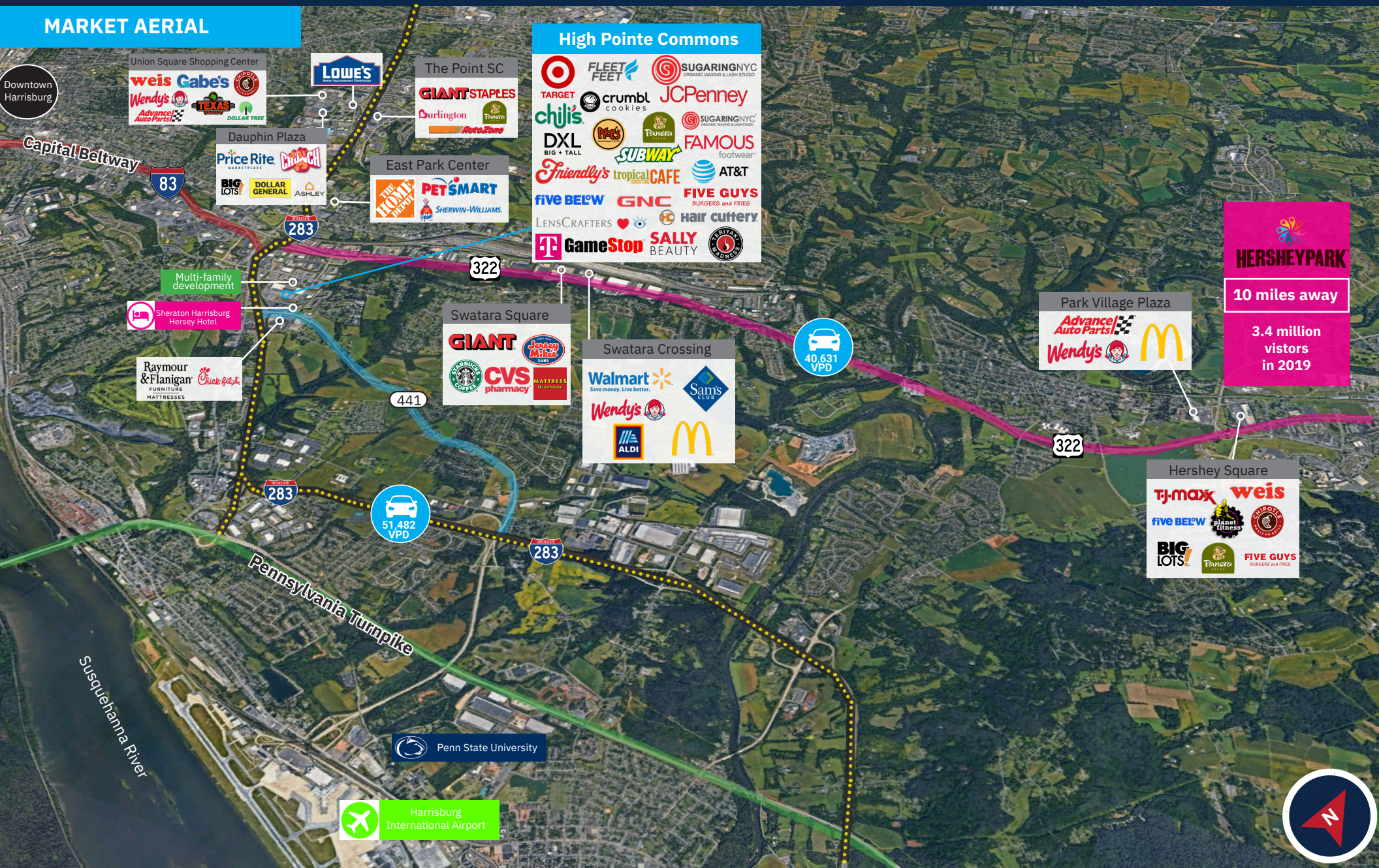
Annual Visits
147.5K

Source: Placer.ai

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MARKET AERIAL



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- Target
- FLEET FEET
- SUGARINGNYC
- JCPenney
- chili's
- crumbl cookies
- FAMOUS footwear
- DXL BIG + TALL
- Subway
- AT&T
- Friendly's tropical CAFE
- five BEL'W
- GNC
- FIVE GUYS
- GameStop
- SALLY BEAUTY
- hair curriery
- LenS CRAFTERS
- HERALD CONSIGNEE

HERSEYPARK

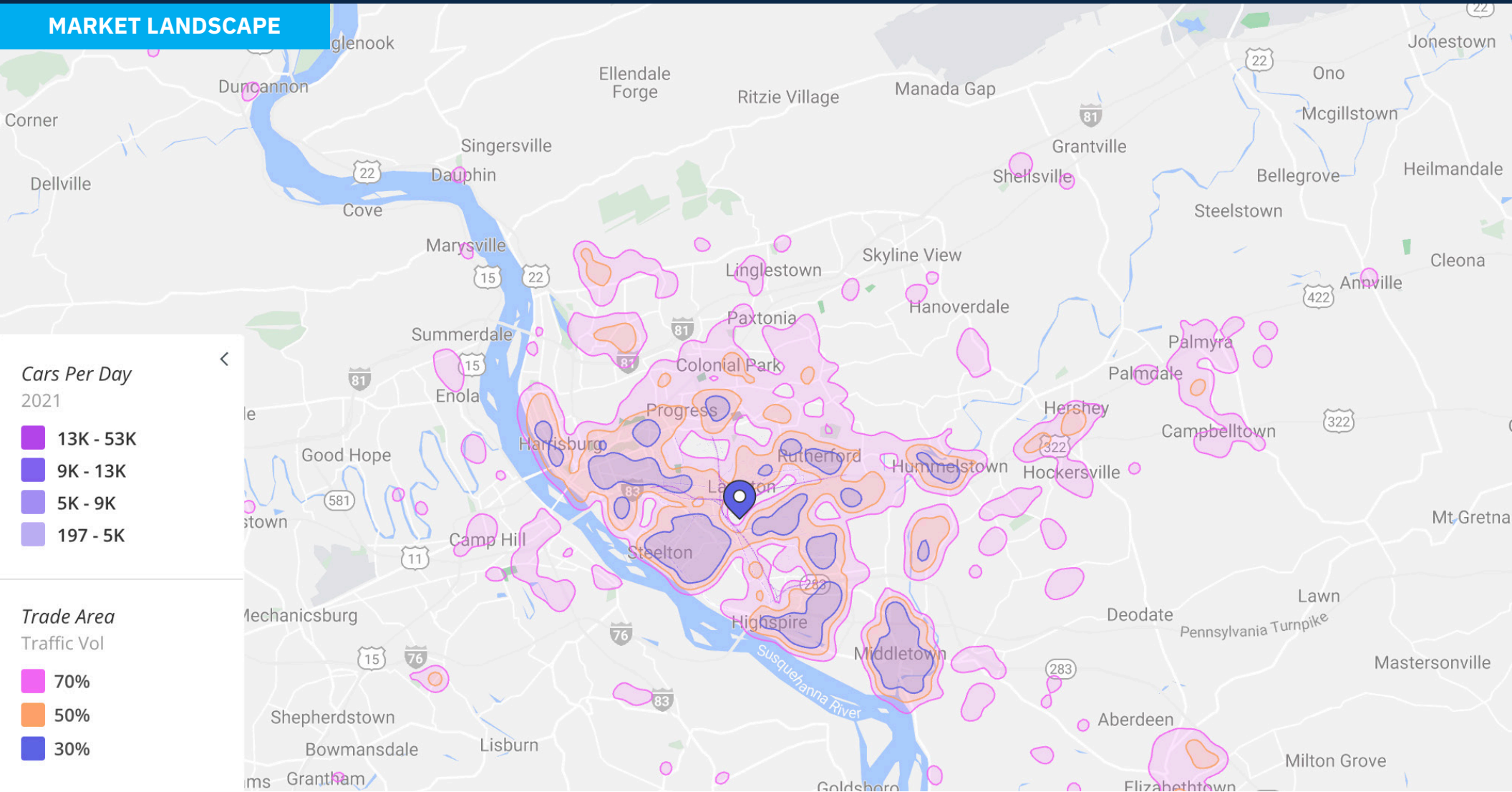
10 miles away

3.4 million visitors in 2019

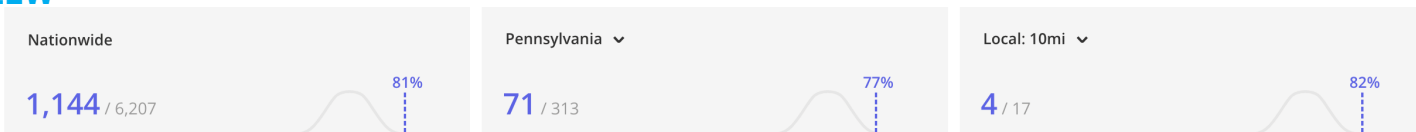
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MARKET LANDSCAPE



RANKING OVERVIEW



CONTACT EXCLUSIVE AGENT

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