

High Pointe Commons

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



3.5M visits annually
5.56 visit frequency
38 min avg. duration

*Property Data by Placer.ai



Available Spaces

Lease Pending for former Christmas Tree Shops Building. Possible 4,000 & 3,000 SF coming available soon!

Property Highlights

- **Premier Shopping Destination:** A **324,332-square-foot** regional shopping center with **3.5 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 by **high-performing Target** and JCPenney, ensuring steady customer flow.
- Strategically 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 **nine new retailers**, including **NYC Sugaring, FedEx, Fleet Feet, Five Below, Crumbl Cookies, Warhammer, LensCrafters, AT&T, and DXL Big + Tall.**
- **Diverse Dining Options:** A strong mix of popular restaurants enhances the center's appeal, including **Five Guys, Friendly's, Teriyaki Madness, Panera Bread, Chili's, Moe's Southwest Grill**, and more.
- **Tourism-Driven Market:** Just **10 miles from Hershey Park**, a major attraction that welcomed **3.4 million visitors** in its last reported year (2019).

Retailers



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!**

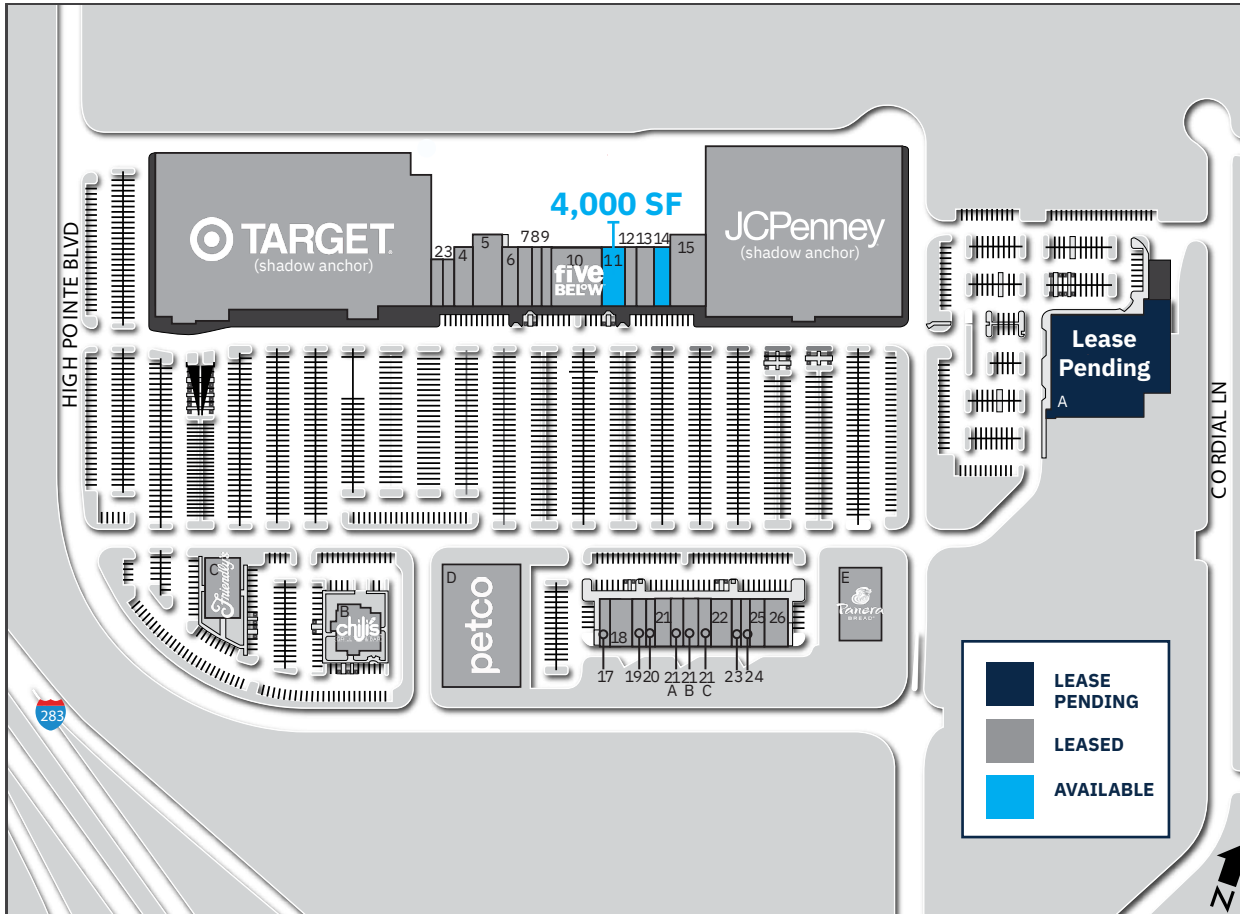
NYC Sugaring, FedEx, Fleet Feet,
Five Below, Crumbl Cookies, War-
hammer, LensCrafters, AT&T, and
DXL Big + Tall!



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SITE PLAN



TENANT ROSTER

SF

A	Lease Pending	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	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 - coming available	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

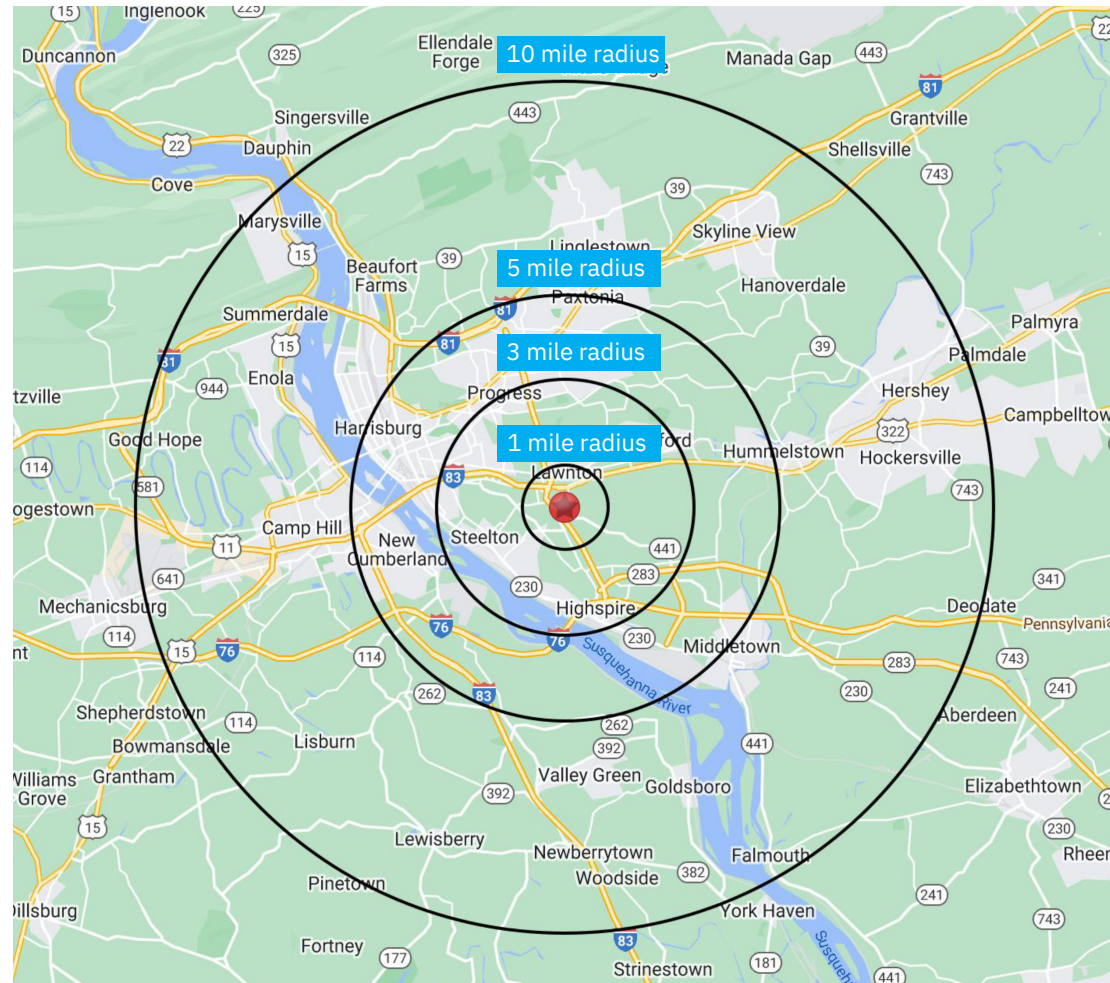
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DEMOGRAPHICS

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
158.6K

Friendly's

Annual Visits
118.7K

TARGET

Annual Visits
1.8M

five
BELOW

Annual Visits
212.9K

chili's
(GRILL & BAR)

Annual Visits
257.1K

Panera
BREAD

Annual Visits
152.2K

JCPenney

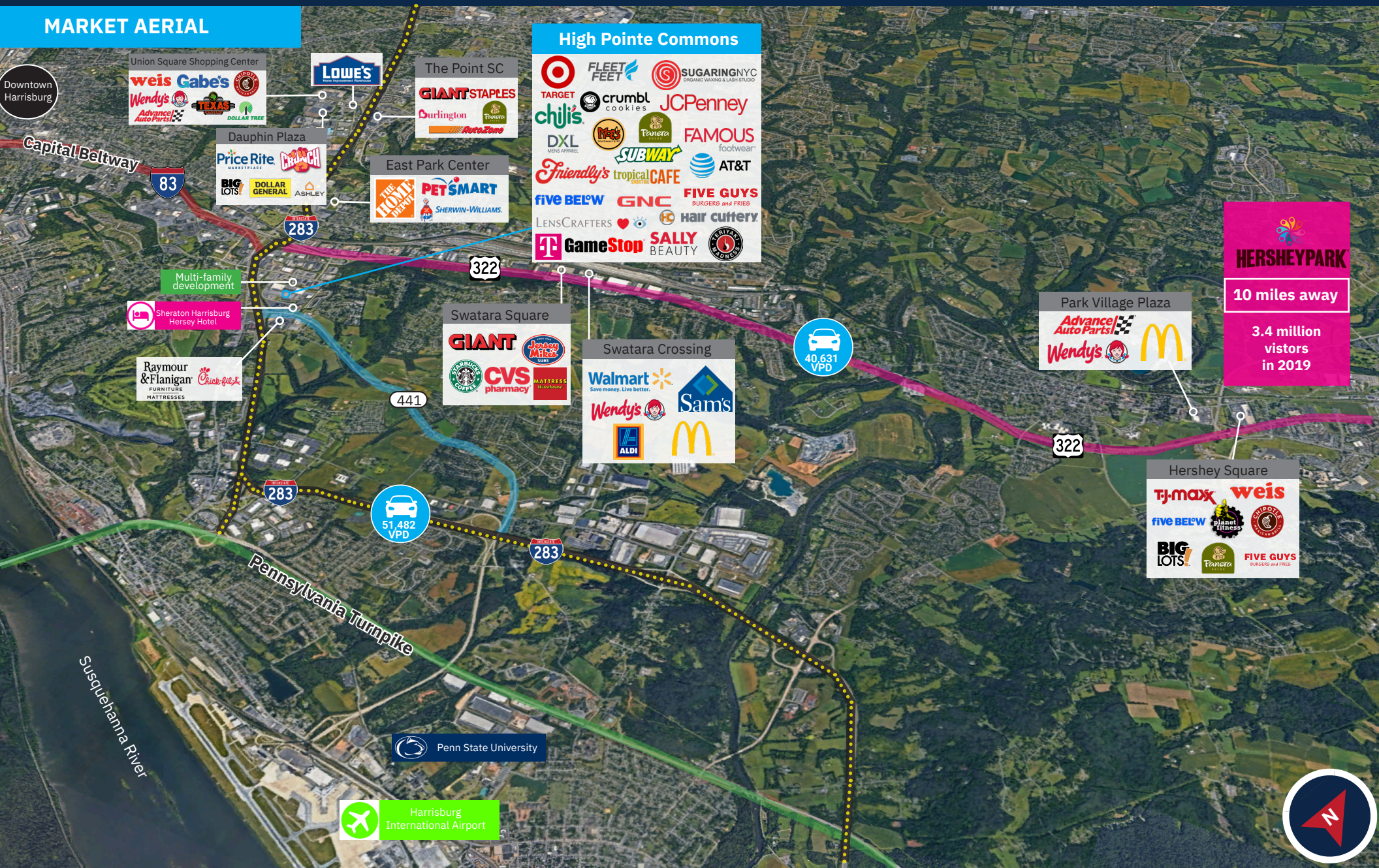
Annual Visits
147.5K

Source: Placer.ai

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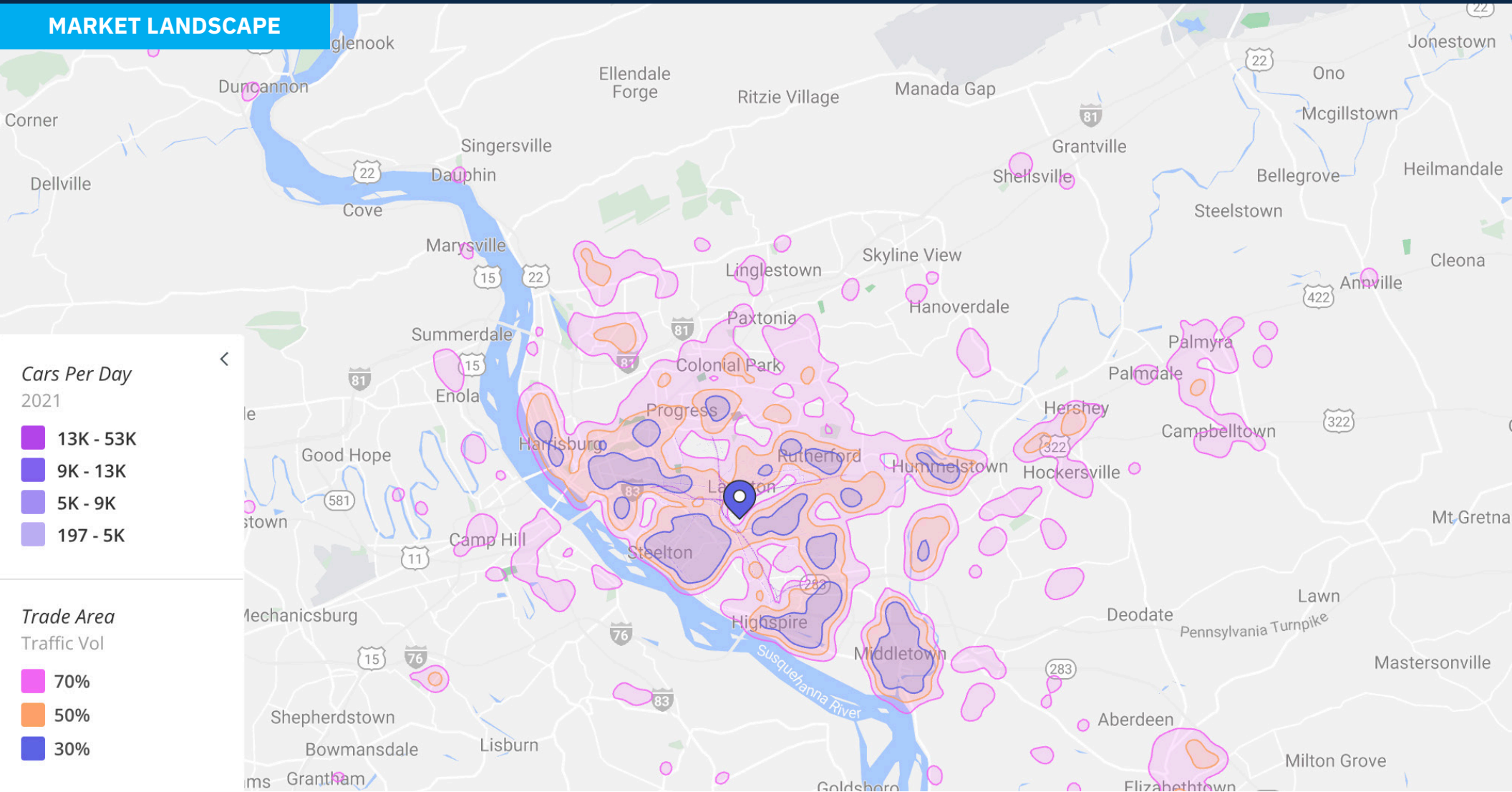
MARKET AERIAL



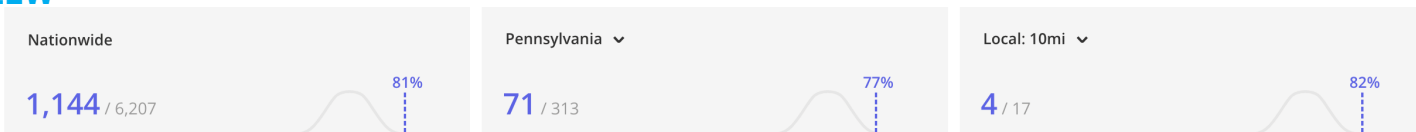
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MARKET LANDSCAPE



RANKING OVERVIEW



CONTACT EXCLUSIVE AGENT

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