

# 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

Possible 3,000, 4,000 & 1,600 SF coming available!

## Property Highlights

- **Premier Shopping Destination:** A 359,270-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

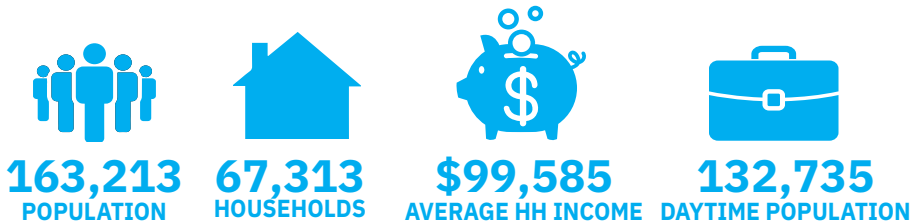


## Average Daily Traffic

51,482 I 283  
40,631 Route 322

## Demographics

5-mile radius



Source: sitesusa.com

# High Pointe Commons

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

## PHOTO GALLERY



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

---

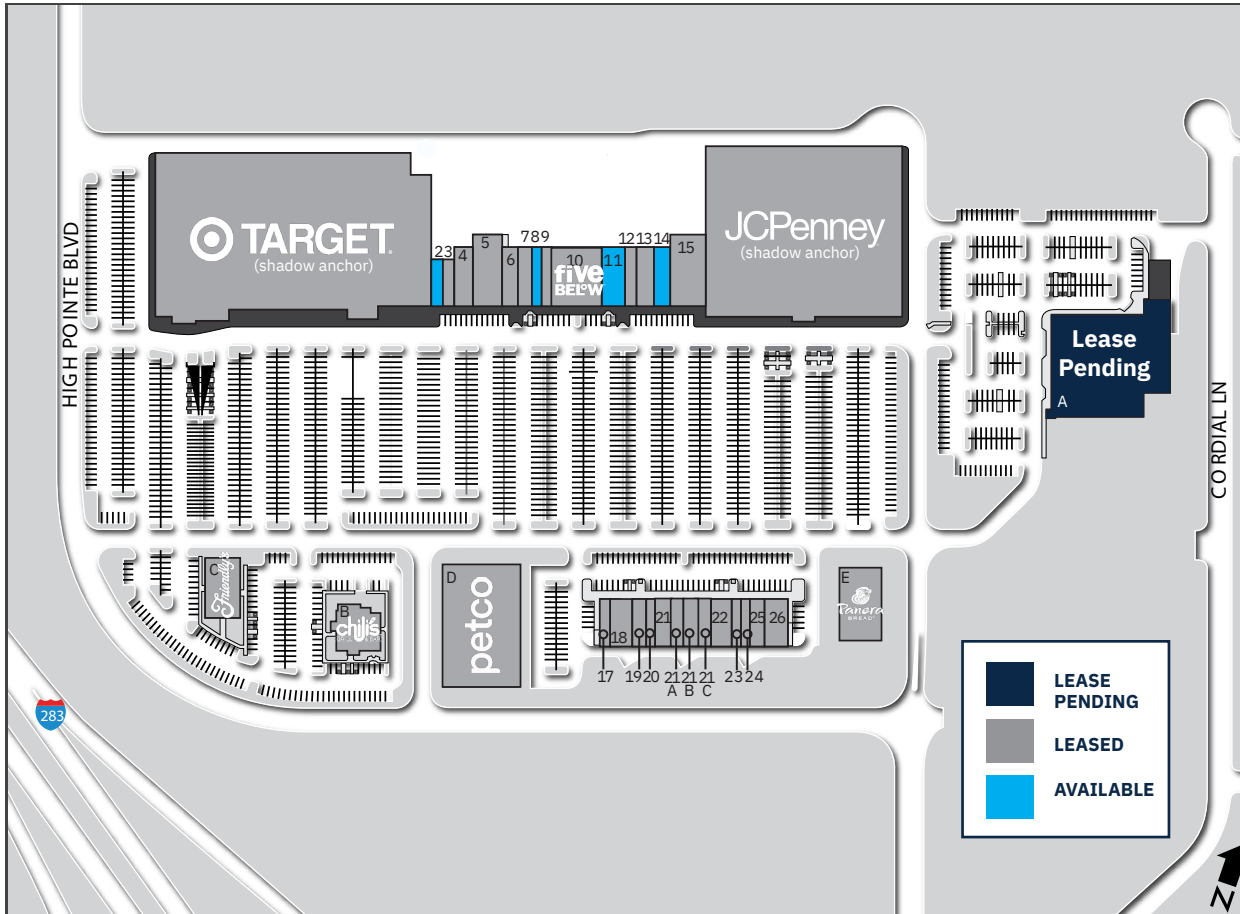
NYC Sugaring, FedEx, Fleet Feet,  
Five Below, Crumbl Cookies,  
Warhammer, LensCrafters, AT&T,  
and DXL Big + Tall!



# High Pointe Commons

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

## 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
<b>2</b>	<b>GameStop - available 2/2026</b>	<b>1,600</b>
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
<b>8</b>	<b>GNC - available 2/2026</b>	<b>1,617</b>
9	T-Mobile	1,600
<b>11</b>	<b>Lasik Plus - available 7/2025</b>	<b>4,000</b>
12	Two Brothers Pizza	2,000
13	Verizon Wireless	3,000
<b>14</b>	<b>Affordable Dentures &amp; Implants -available</b>	<b>3,000</b>
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

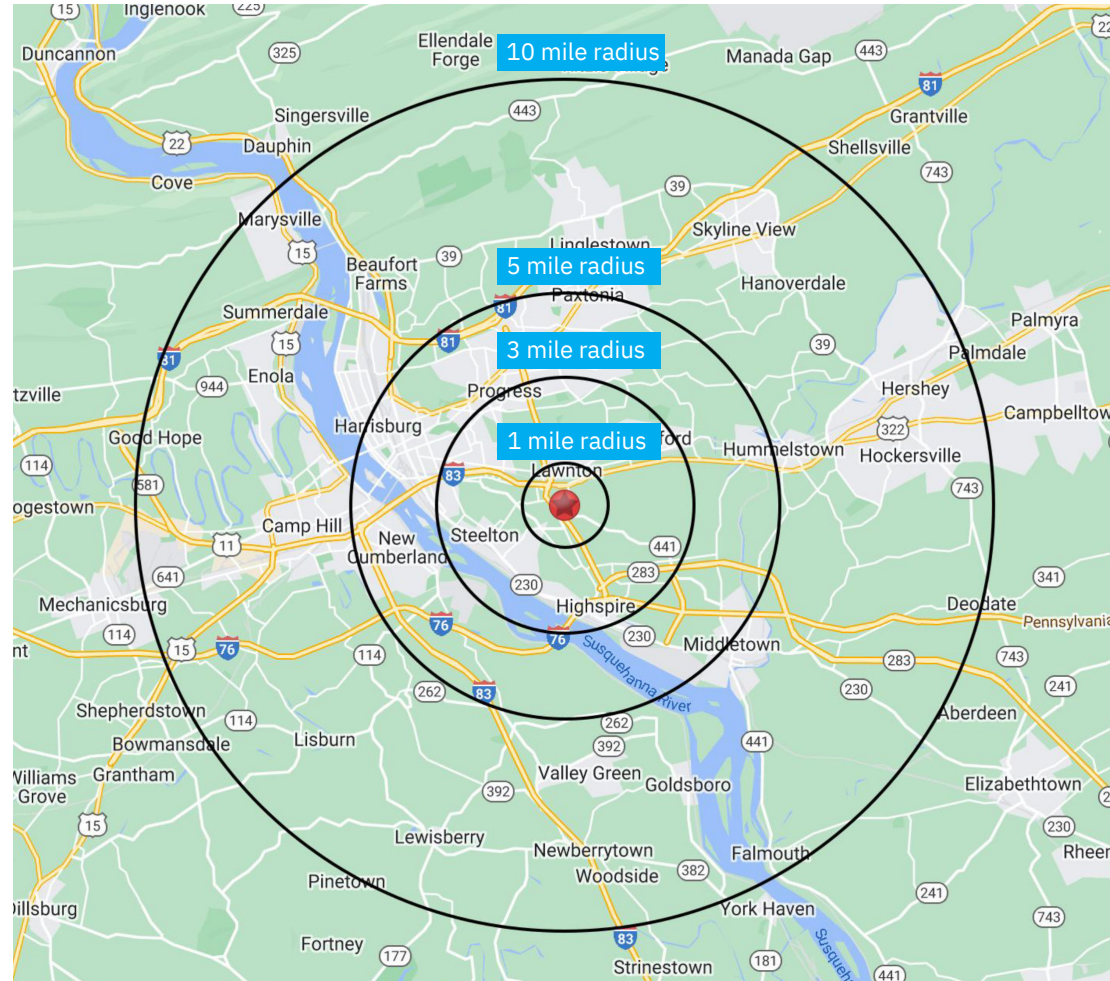
# High Pointe Commons

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

## 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



# High Pointe Commons

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

## 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**

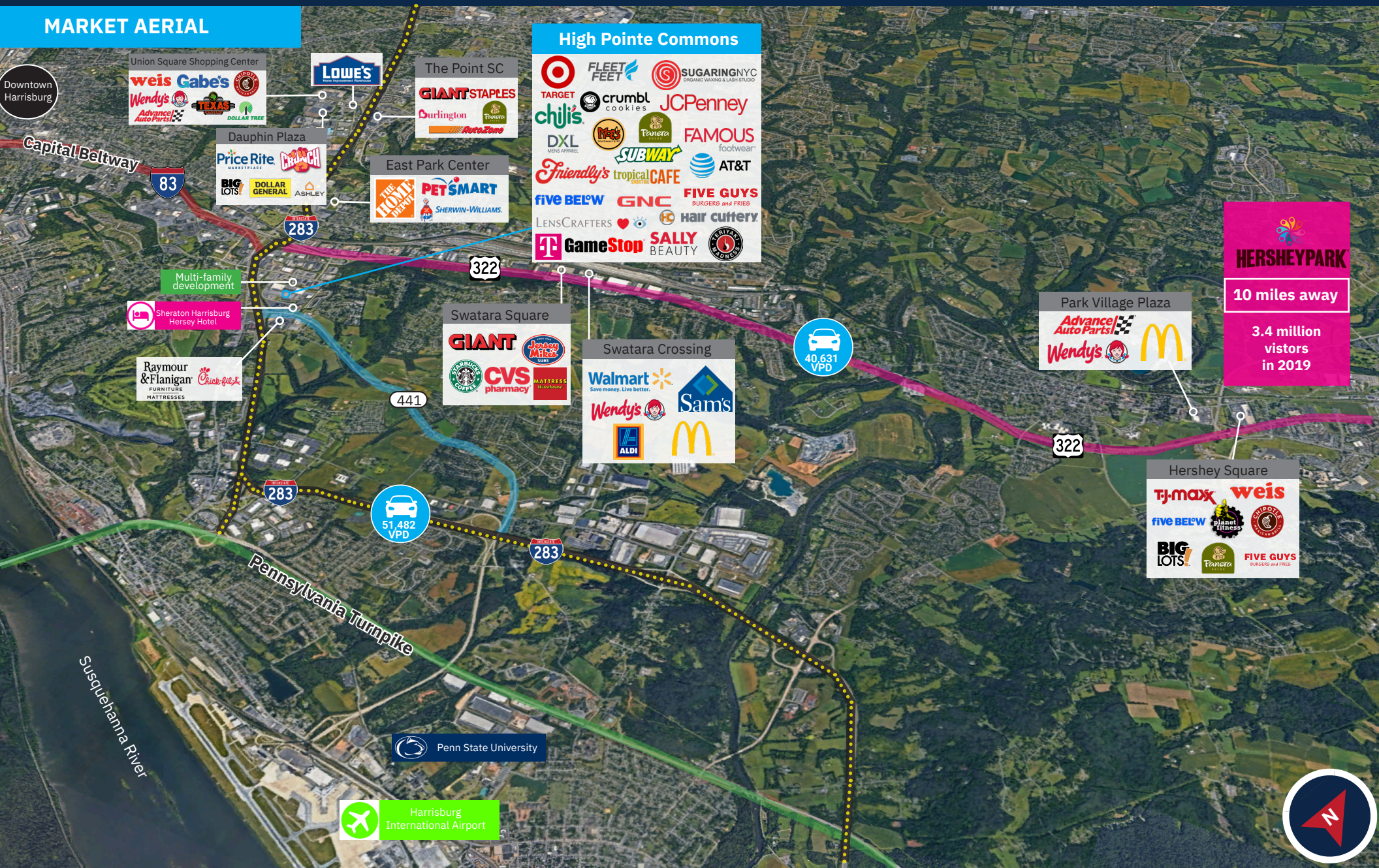
Annual Visits  
147.5K

Source: Placer.ai

# High Pointe Commons

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

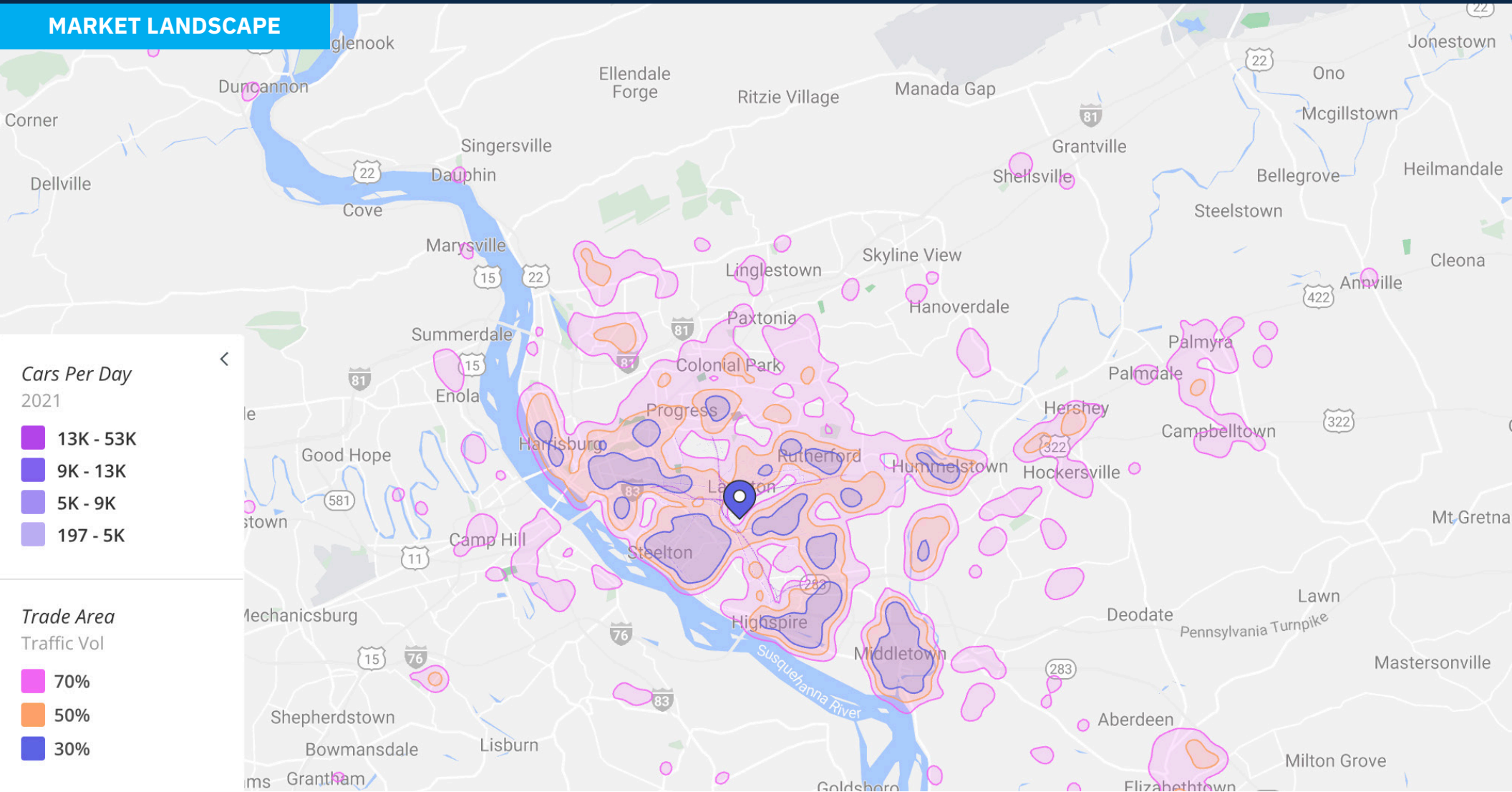
## MARKET AERIAL



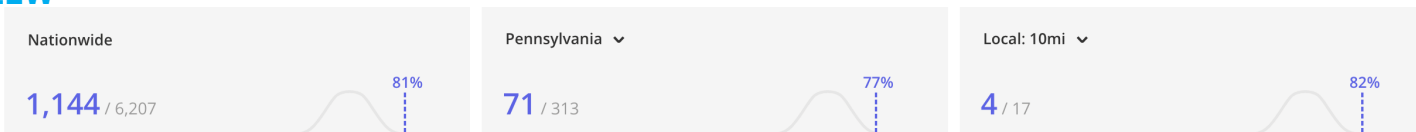
# High Pointe Commons

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

## MARKET LANDSCAPE



## RANKING OVERVIEW



## CONTACT EXCLUSIVE AGENT

**FRED YOUNKIN**

**Leasing Representative**

**t. 908.226.5288 m. 484.612.2532**

**fyounkin@levinmgt.com**



### **Main Office**

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

**levinmgt.com | 70 YEARS**