

# High Pointe Commons

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

LEVIN  
MANAGEMENT



3.6 M visits annually  
5.67 visit frequency  
38 min avg. duration

\*Property Data by Placer.ai



## Available Spaces

4,000 & 1,600 SF Available

## Property Highlights

- **Premier Shopping Destination:** A 359,270-square-foot regional shopping center with 3.6 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



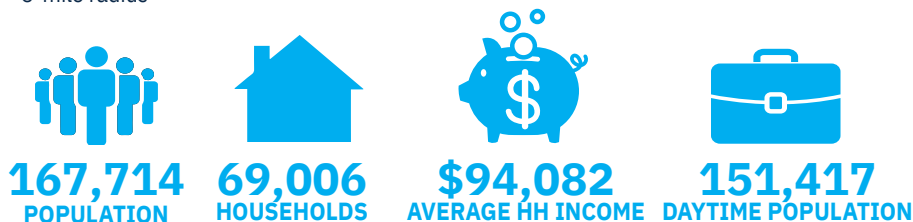
## Average Daily Traffic

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!**

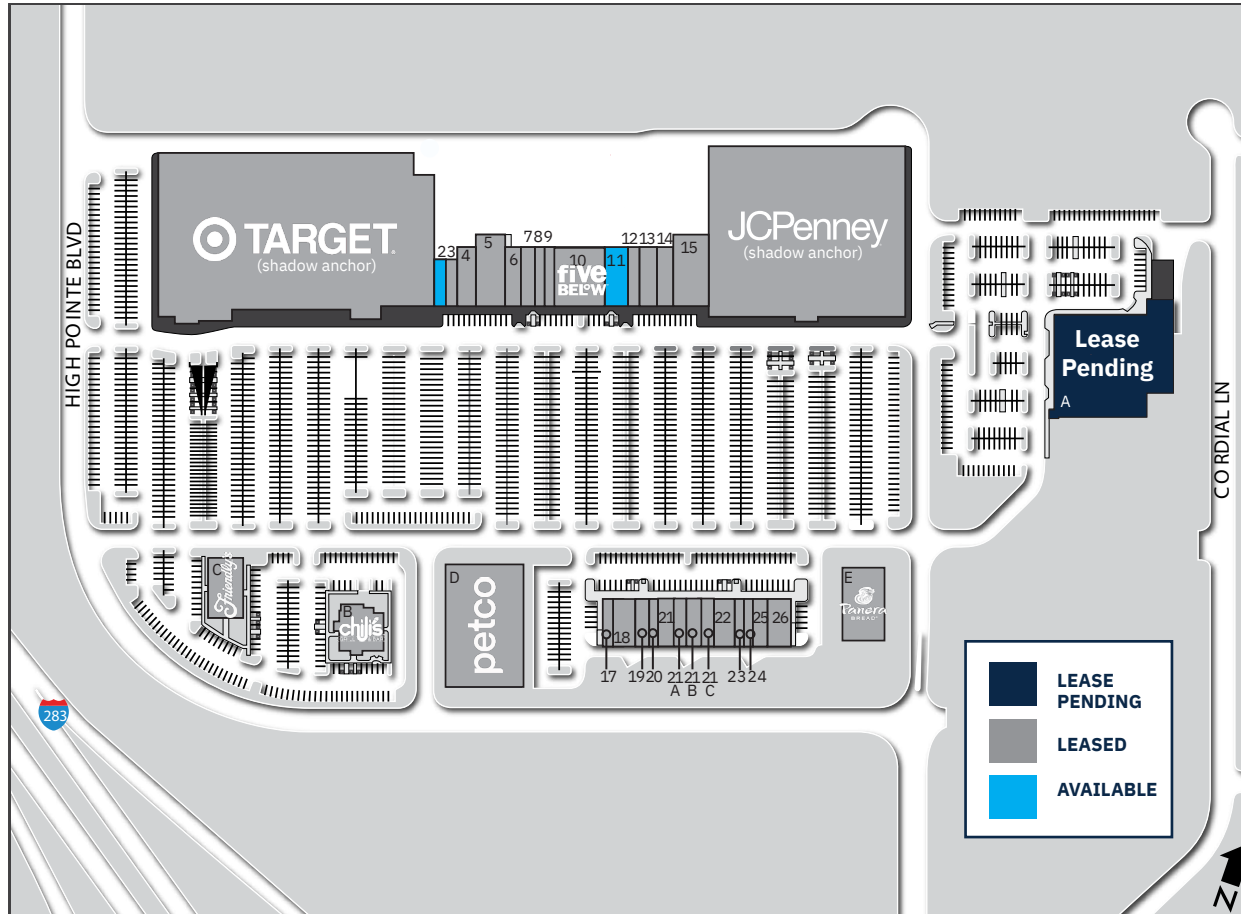
NYC Sugaring, FedEx, Fleet Feet,  
Five Below, Crumbl Cookies,  
Warhammer, LensCrafters, AT&T,  
and DXL Big + Tall!



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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   | 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  | Available                      | 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  |

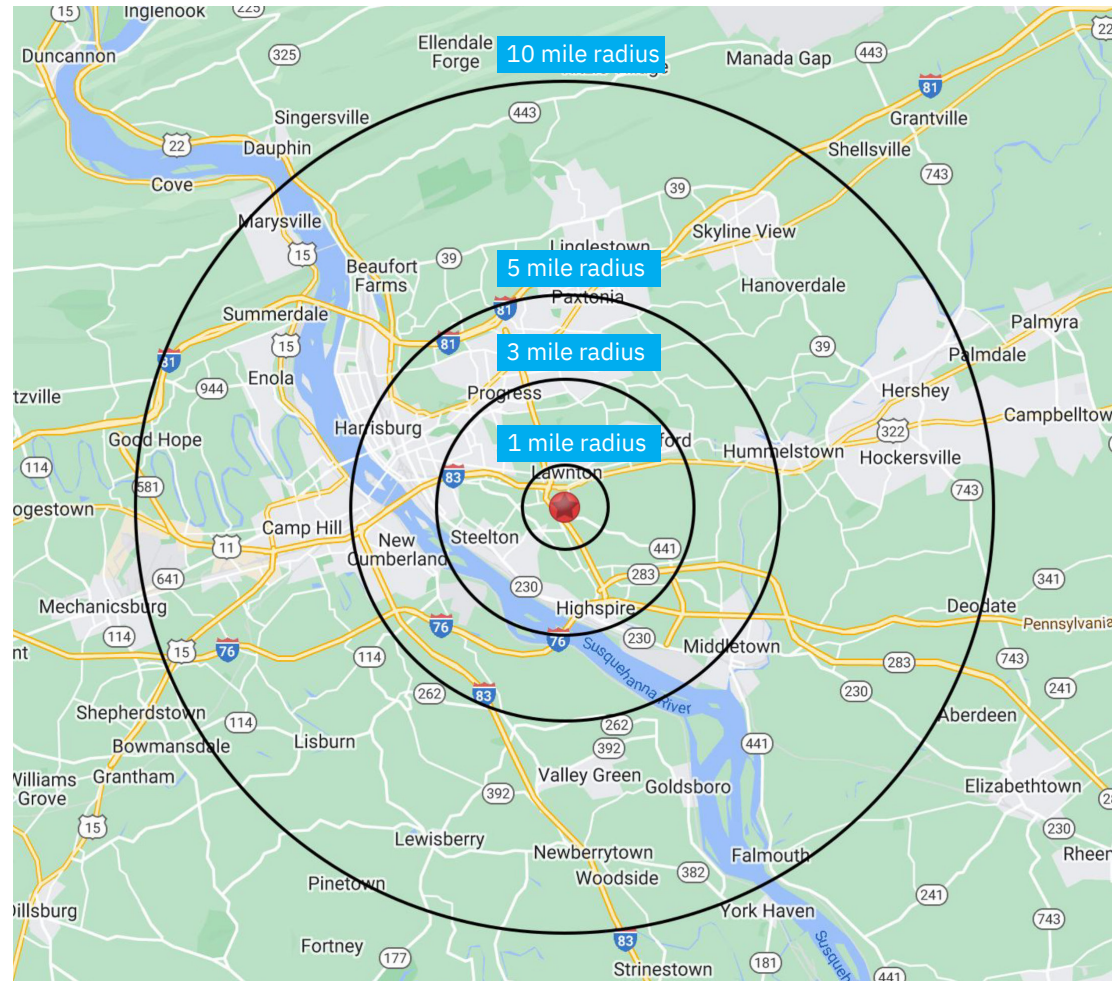
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## DEMOGRAPHICS

| 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





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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

Source: Placer.ai

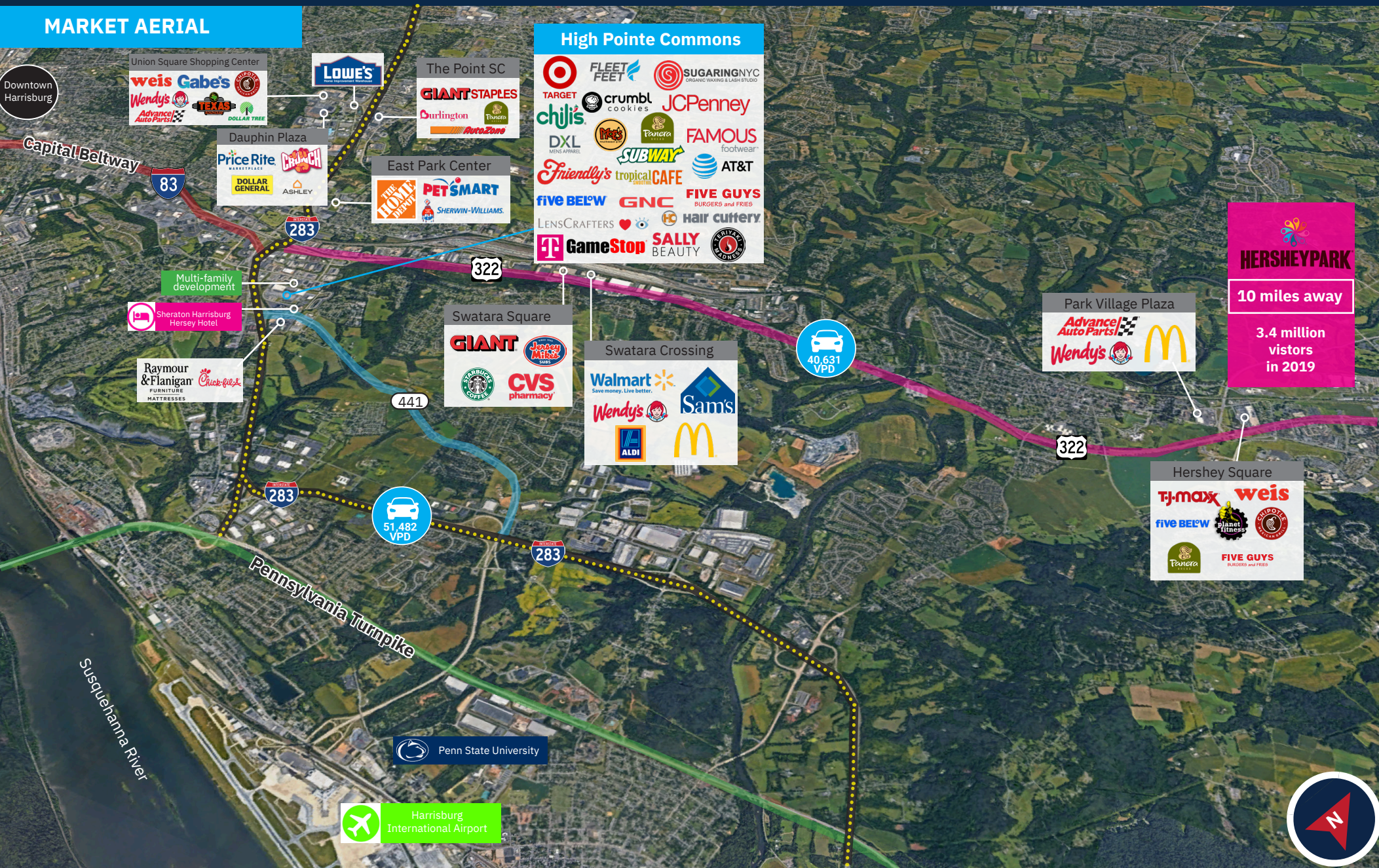


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## MARKET AERIAL

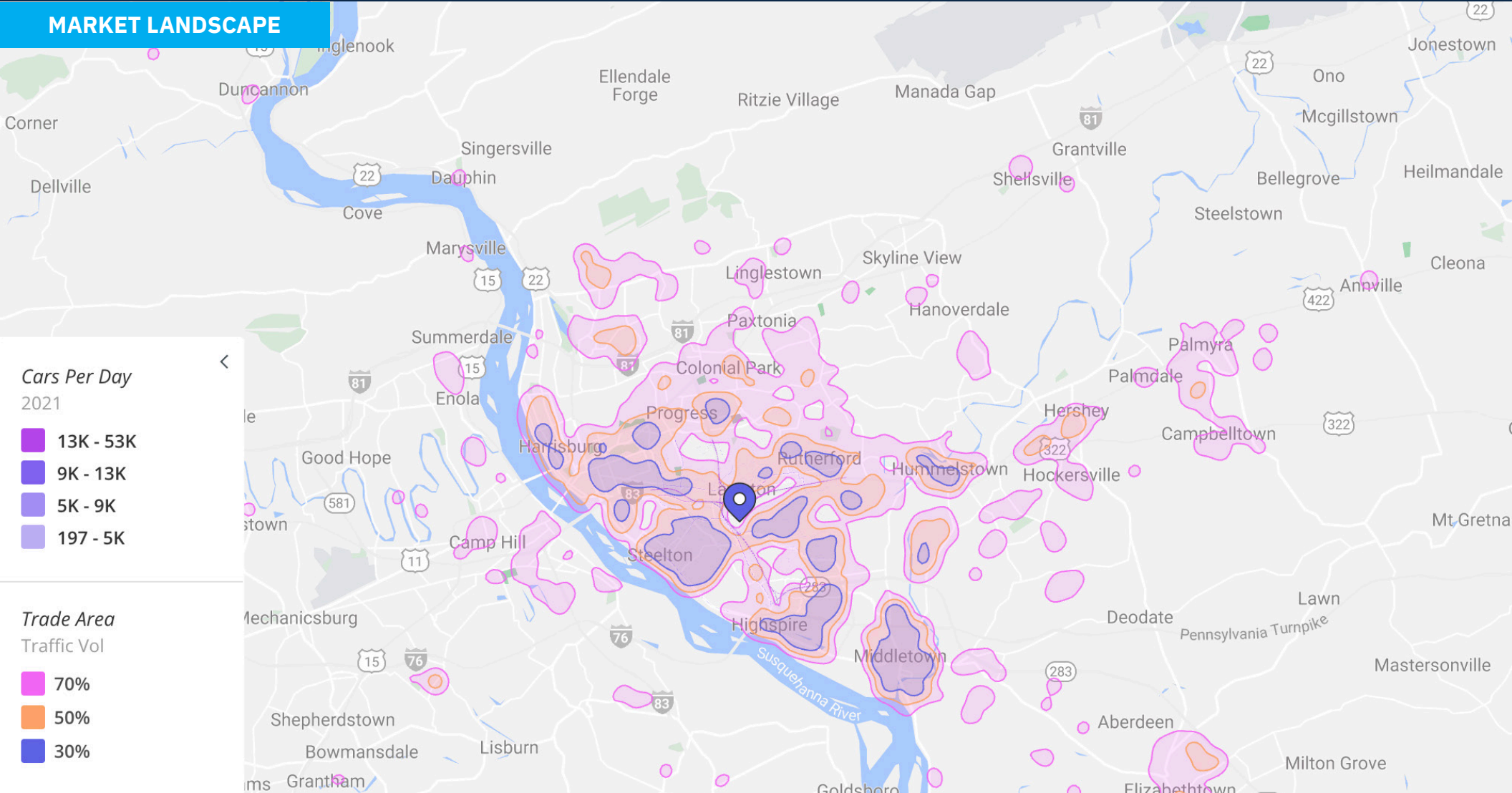




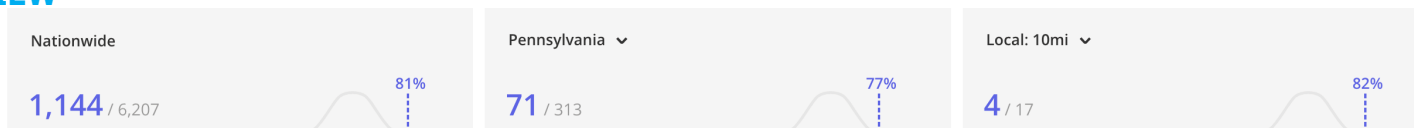
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## MARKET LANDSCAPE



## RANKING OVERVIEW





## CONTACT EXCLUSIVE AGENT

**FRED YOUNKIN**

**Leasing Representative**

**t. 908.226.5288 m. 484.612.2532**

**fyoungkin@levinmgt.com**



### **Main Office**

975 US Highway 22  
North Plainfield, NJ 07060  
800.488.0768  
**levinmgt.com | 70 YEARS**