



**LEASE**

# 4629 Jonestown Road, Unit B

**4629 JONESTOWN ROAD, UNIT B**

Harrisburg, PA 17109

**PRESENTED BY:**

**LAURA MARTIN, CCIM, CPM**

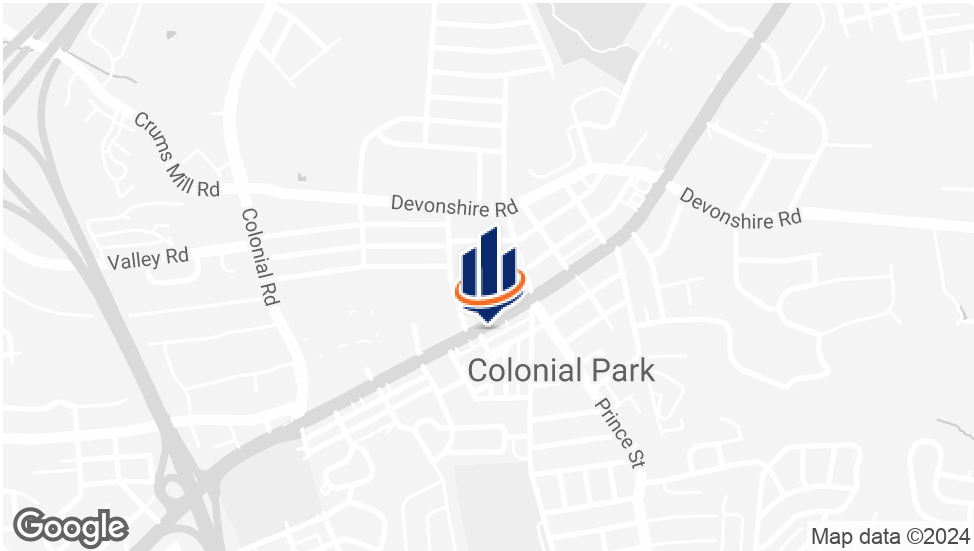
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PA #RM419784



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG + Janitorial & Trash)
BUILDING SIZE:	23,801 SF
AVAILABLE SF:	3,600 SF
ZONING:	General Commercial
TRAFFIC COUNT:	24,500
APN:	35-052-011-000-0000

PROPERTY OVERVIEW

+/-3,600 SF retail space available for lease. Located on the highly traveled Route 22, minutes from I-81 & I-83.

PROPERTY HIGHLIGHTS

- Lease rate includes CAM & utilities
- End cap - store front, former showroom
- Great visibility, frontage on Route 22
- 3,600 SF available (additional space optional)
- Strong traffic counts
- Ample parking
- Drive-in door

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## RETAIL MAP



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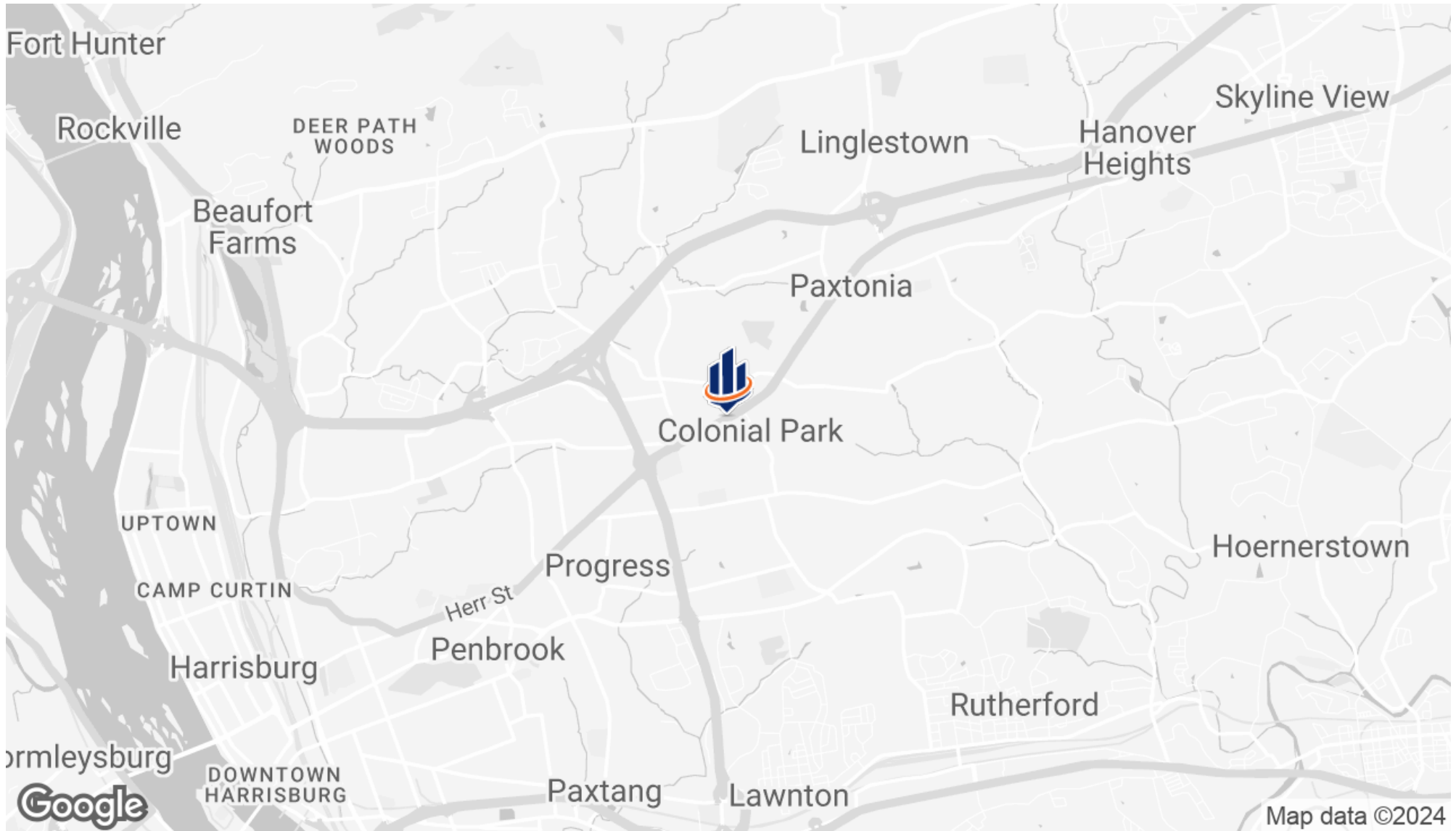
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**SVN | LATUS**

## LOCATION MAP



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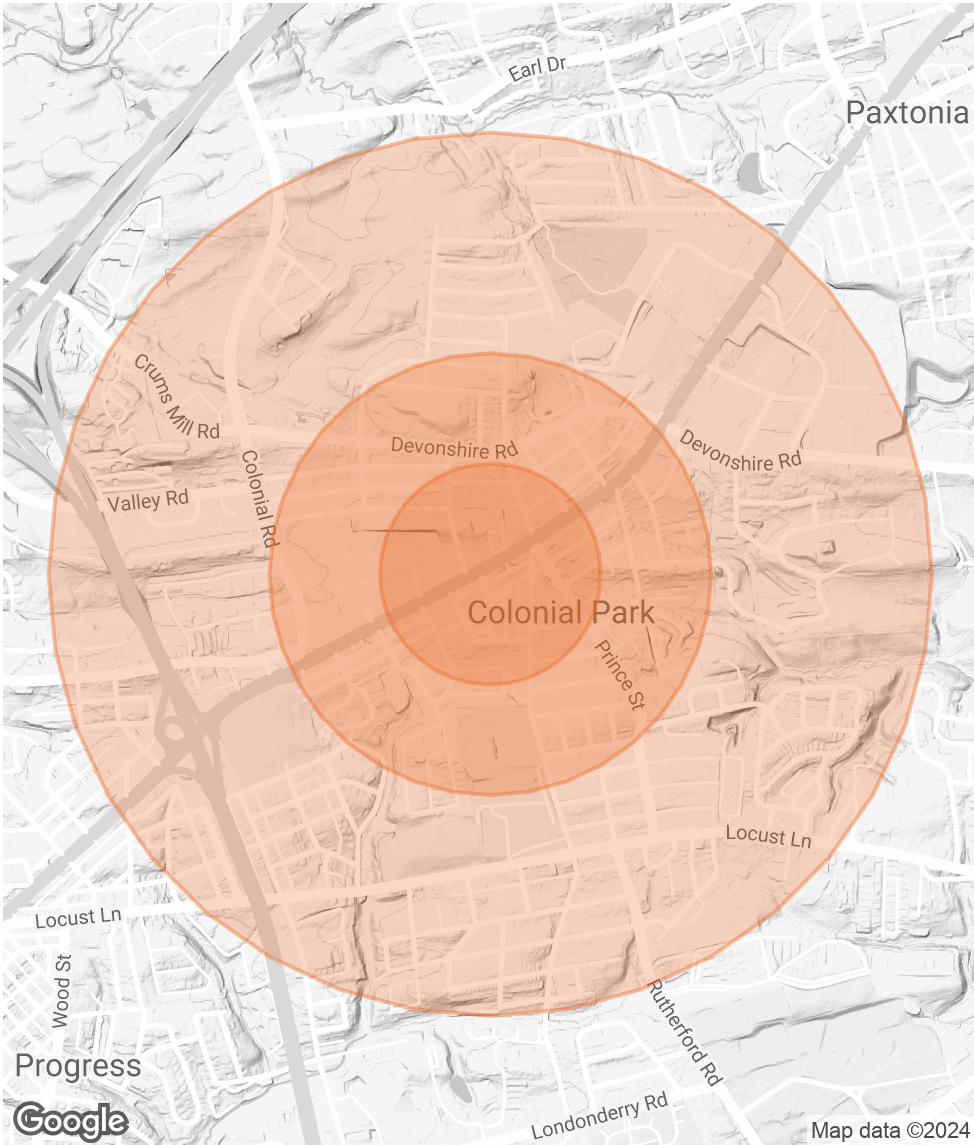
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	632	2,242	8,790
AVERAGE AGE	35.3	35.8	36.6
AVERAGE AGE (MALE)	38.0	37.8	36.6
AVERAGE AGE (FEMALE)	33.9	34.8	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	322	1,130	4,169
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$50,168	\$53,511	\$63,606
AVERAGE HOUSE VALUE	\$138,454	\$140,708	\$163,234

\* Demographic data derived from 2020 ACS - US Census



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