

Colonial Park Mall

Mixed-Use Redevelopment

4600 Jonestown Rd., Harrisburg, PA 17109

Offering Package

For Sale - Approx. 18+- Acres
Colonial Park Mall Redevelopment
4600 Jonestown Rd
Harrisburg, PA 17109



Conceptual Photos



Property Highlights

Asking Price: \$9,000,000

Acreage: Approx. 18+- AC

Conceptual Plan Highlights

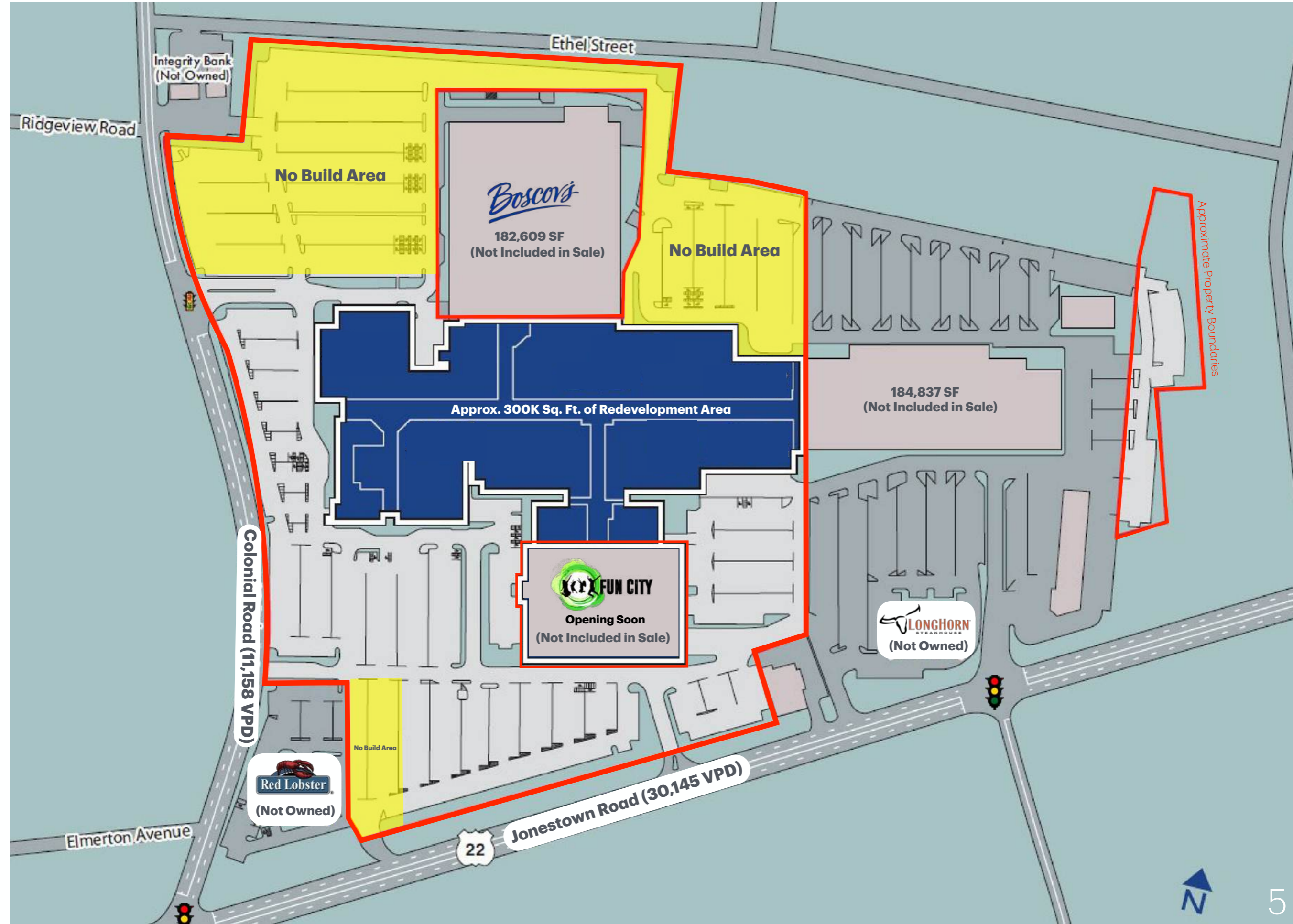


- Not included in the sale: Boscov's building, BonTon Building, Red Lobster, Former Sears building and Land.
- 117,000 sq. ft. of lifestyle retail space and restaurants. Design includes many park-like patios for outdoor seating, fountains and upscale streetscaping. (Reference Pg. 8 for the Coconut Point Mall in Estero, Florida)
- Above proposed Colonial Park's / Town Center Retail and restaurant are four stories of apartments/condos, averaging 1600 sq. ft. each. Total of 442 Apartment/ Condos proposed. This includes the proposed Apartment/Condos on the "No Build Area" of Boscov's. There are 358 proposed within the buildable land area for sale.
- All existing leases may be terminated on 6 months' notice.
- A 25,000 sq. ft. area suitable for a supermarket is planned adjacent to Fun City Adventure Park.
- Consumption liquor licenses are available, supporting a variety of restaurants.

Market Highlights

- Population of 75,000 within in a 3-mile ring with an average of \$97,000; 175,000 within a 5-mile ring and an average HH income over \$92,000.
- A combined traffic count of 41,000 cars per day on Jonestown Road and Colonial Road.
- Seconds from Exit 50 off of Interstate 83, with over 86,300 cars per day.
- Less than 5 miles away from Downtown Harrisburg, Pennsylvania's State Capital.

Existing Plan



Integrity Bank
(Not Owned)

Ridgeview Road

Ethel Street

No Build Area

Boscov's

182,609 SF
(Not Included in Sale)

No Build Area

Approx. 300K Sq. Ft. of Redevelopment Area

184,837 SF
(Not Included in Sale)

Approximate Property Boundaries

Colonial Road (11,158 VPD)

FUN CITY

Opening Soon
(Not Included in Sale)

LONGHORN
STEAKHOUSE
(Not Owned)

Red Lobster
(Not Owned)

No Build Area

22
Jonestown Road (30,145 VPD)

Elmerton Avenue





BUILDING LEGEND

- PROPOSED RETAIL AND APARTMENT/CONDO
- PROPOSED APARTMENT/CONDO
- PROPOSED STRUCTURED PARKING
- NOT INCLUDED

TABLE FOR APARTMENTS/CONDOS

BUILDING	NO. OF APARTMENTS/CONDOS
A	26
B	58
C	68
D	26
E	20
F	28
G	68
H	12
I	26
J	12
K	82
L	9
M	7
TOTAL	442

TABLE FOR RETAILS

LOCATION	AREA
TOWN CENTER RETAIL	117,569 SF.
RETAIL FACING ROUTE 22	93,253 SF.
TOTAL	210,822 SF.

01 PROPOSED SITE PLAN
SCALE: 1" = 60'-0"





Boscov's

**Approx. 300K Sq. Ft. of
Redevelopment Area**

FUN CITY
TRAMPOLINE PARK

BONN



hment



99,316
AADT

COLONIAL PARK
MALL

30,145
AADT

DUNKIN'

86,308
AADT

Logos for: DICK'S, Starbucks, five BELOW, BEST BUY, DOLLAR TREE, ULTA, HomeGoods, at home, ROSS, Dress for Less, Marshalls, PETSMART, FIVE GUYS.

Logos for: LIDL, THE HOME DEPOT, TARGET, Petco, Wendy's, Michaels, COSTCO WHOLESALE, Chick-fil-A, KOHL'S, Party City.

ALDI

Logos for: GIANT, CVS pharmacy, BOOT BARN, VALUE CITY NJ, MISSION BBQ.

Logos for: NTE, POPEYES, McDonald's.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	9,798	75,304	175,992
AVG HH Income:	\$76,918	\$97,442	\$92,778
Daytime Pop	10,830	75,973	224,589

- **Metro Area Population:** The Harrisburg-Carlisle Metropolitan Statistical Area (MSA) has a population of over 570,000, making it the 94th largest metro area in the U.S.
- **Median Age:** The median age in Harrisburg is around 33-34 years, which is relatively young compared to state and national averages.
- **Key Industries:** Harrisburg's economy is heavily influenced by government and public sector jobs due to its status as the State Capital. Other major sectors include healthcare, education, transportation, and manufacturing.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Examples of Proposed Mixed Use Development - (Coconut Point Mall)



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