

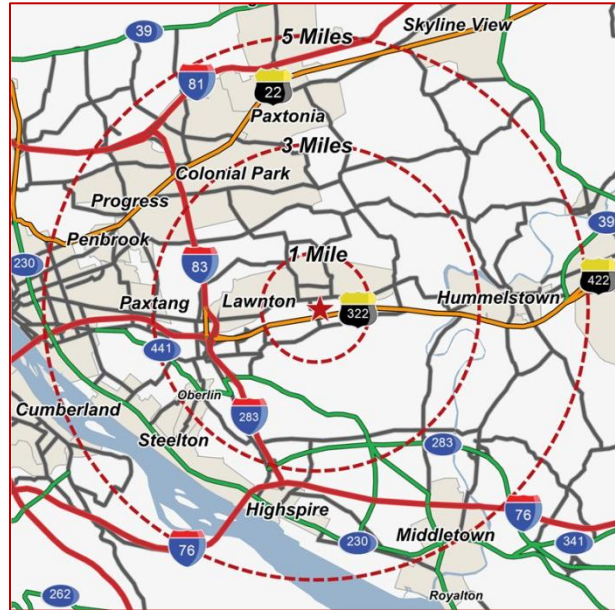
SWATARA SQUARE

Total GLA: ± 99,519 SF

Harrisburg, PA 17111

Swatara Township

Mushroom Hill Road & Rt. 322



SPACE AVAILABLE:

- ± 840 SF
- ± 1,600 SF
- ± 2,300 SF

2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	5,986	42,957	139,496
Avg. HH Income:	\$70,535	\$68,610	\$64,156
Daytime Population:	3,548	30,014	80,289

Swatara Square

Is a 99,159 square foot neighborhood retail center that was built in 1991.

The center is located next to Wal-Mart and Sam's Club.

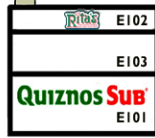
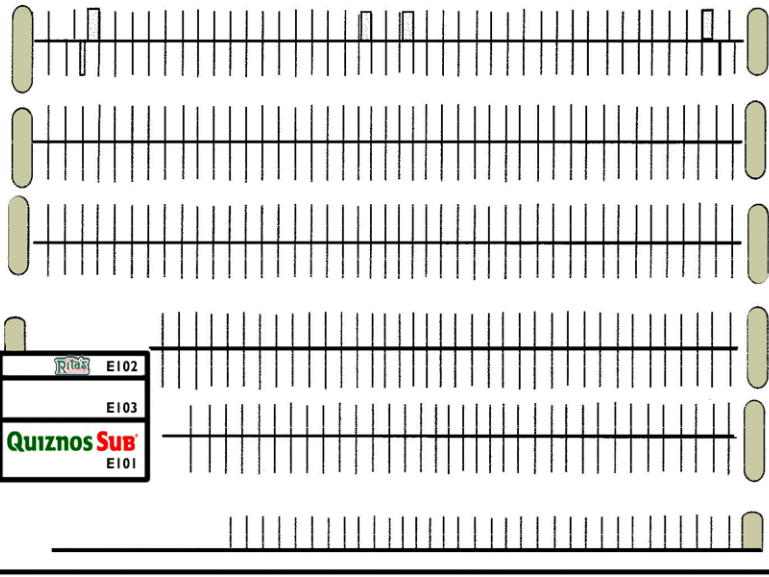
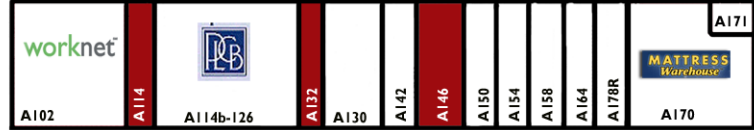
It sits in a high traffic area between Hershey and Harrisburg.

The center has great visibility and has signalized access between neighborhoods and major interstates on the east shore of Harrisburg.

*See reverse side for **site plan**

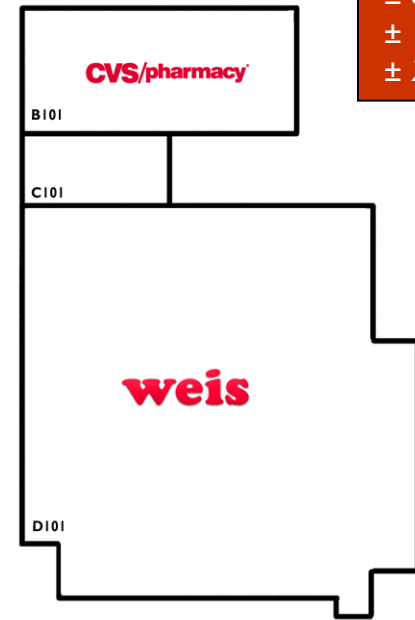
Traffic Count Route 322 West: 51,352 vehicles per day





MUSHROOM HILL ROAD

Swatara Square
For Lease:
± 840 SF
± 1,600 SF
± 2,300 SF



GRAYSON ROAD



Subject to Change:

A102-A110	Worknet	4,800 SF
A114A	Available	840 SF
A114B-A126	Wine & Spirits (PLCB)	5,200 SF
A132	Available	2,300 SF
A130	Chiropractor	2,820 SF
A142	Inside Track	1,600 SF
A146	Available	1,600 SF
A150	Joy Cleaners & Tailoring	1,600 SF
A154	China Wok	1,600 SF
A158	Little Joe's Pizza	1,600 SF
A164	Liberty Income Tax	1,420 SF
A166B	Wayne's World of Tanning	980 SF
A170-A178	Mattress Warehouse	5,214 SF
A171	Mattress Warehouse	400 SF
B101	CVS/Pharmacy	11,840 SF
C101	Beer Zoo	4,000 SF
D101	Weis Markets	51,779 SF
E101	Quizno's	2,040 SF
E102	Rita's Italian Ice	900 SF
E103	Barber Shop	1,260 SF

LMS
Commercial Real Estate

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