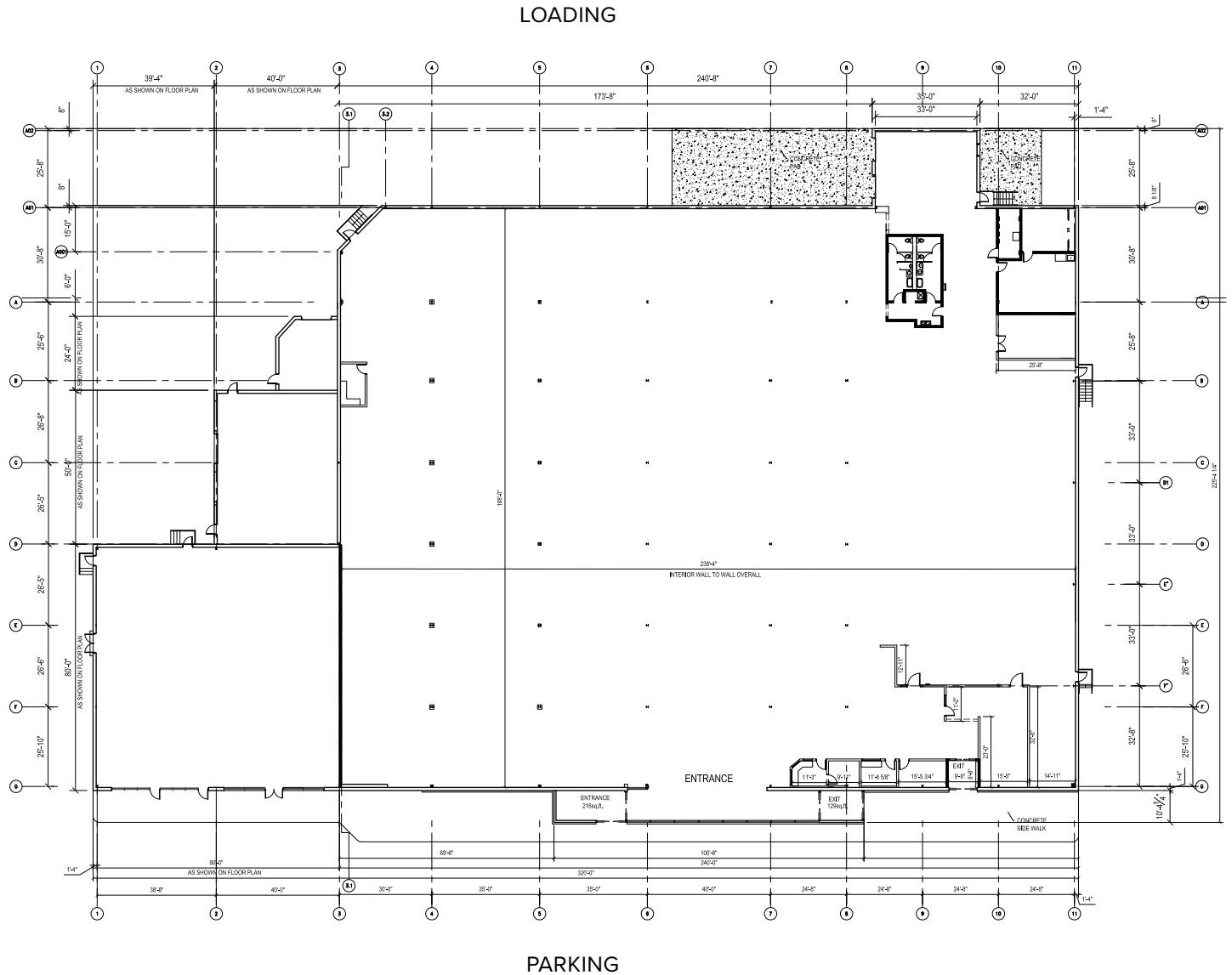




**Total SF Available:**  
57,645 SF

Full building available on  
5.46 Acres; located adjacent  
to the I-83 and Paxton Street  
interchange; M-L zoning

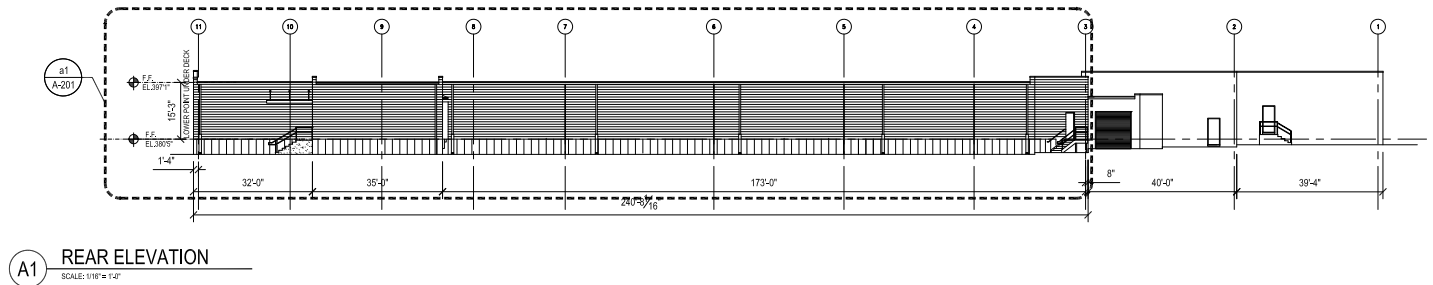
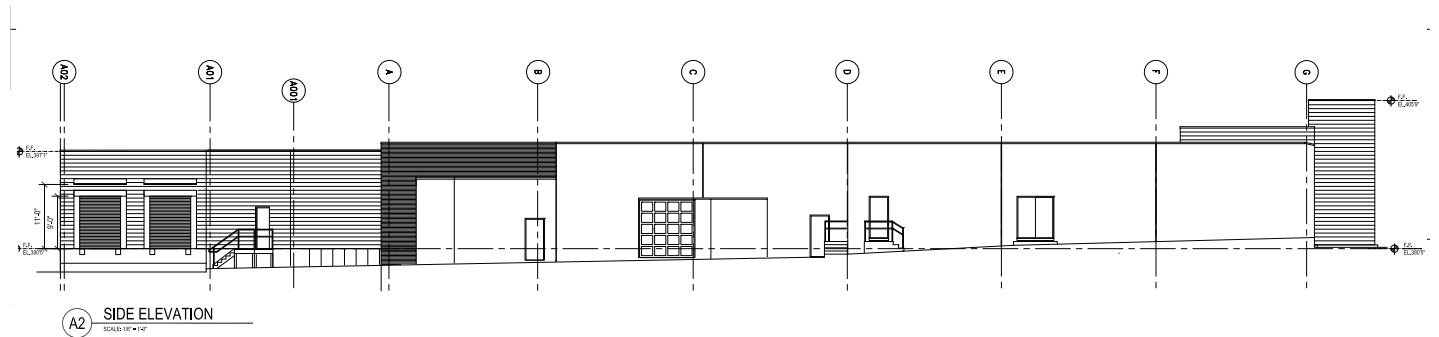
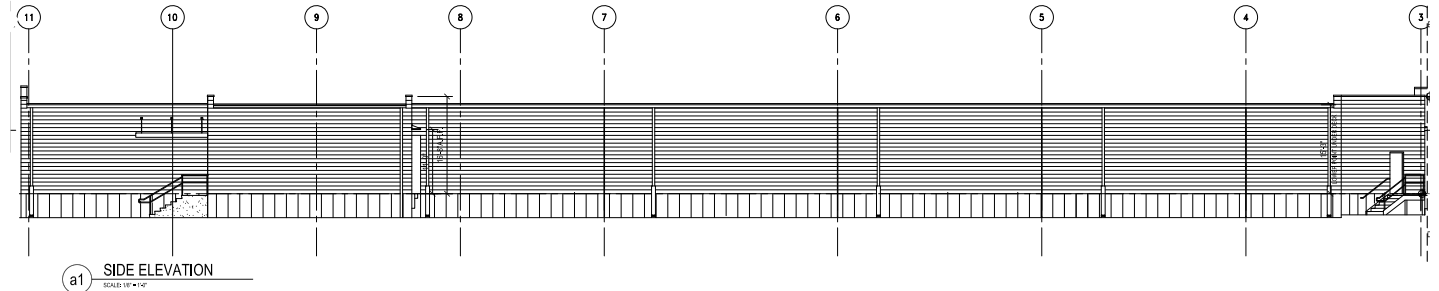


*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



**Total SF Available:**  
**57,645 SF**

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# Full Building For Sale/Lease

## 3405 Paxton Street | Harrisburg, PA 17111



3405 PAXTON STREET  
57,645 SF | 5.46 ACRES

MALL REDEVELOPMENT  
NOW UNDER WAY

### Mall Redevelopment Plan:

550,000 SF of future retail, office, and multi-use business space

## 57,645 SF Building on 5.46 Acres

### Opportunity for Retail/Flex User

#### About the Property:

- ▶ 57,645 SF building on 5.46 acres
- ▶ Located at the I-83 and Paxton Street interchange, adjacent to Bass Pro Shops and 550,000 SF mall redevelopment
- ▶ Easy access to I-83, I-81, I-76, US 322, and Harrisburg International Airport
- ▶ New light manufacturing zoning (M-L) allows for a variety of uses including medical/dental clinics, laboratories, hospitality, and automotive service stations/dealers
- ▶ 15 ft. clearance height with dock and drive-in loading opportunity



For more information about this opportunity, visit: [sjpi.com/paxtonstreet](https://sjpi.com/paxtonstreet)



## Local Retail Amenities & Demographics

**Traffic Count (MDOT)**

I-83 at Route 322 Interchange:	116,878 vehicles/day
I-83 at Paxton Street:	103,317 vehicles/day
Paxton Street at Harrisburg Mall:	18,463 vehicles/day

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	9,733	88,023	187,820
Number of Households	3,303	35,393	78,824
Avg. Household Income	\$83,492	\$72,325	\$84,971



## Contact Us

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