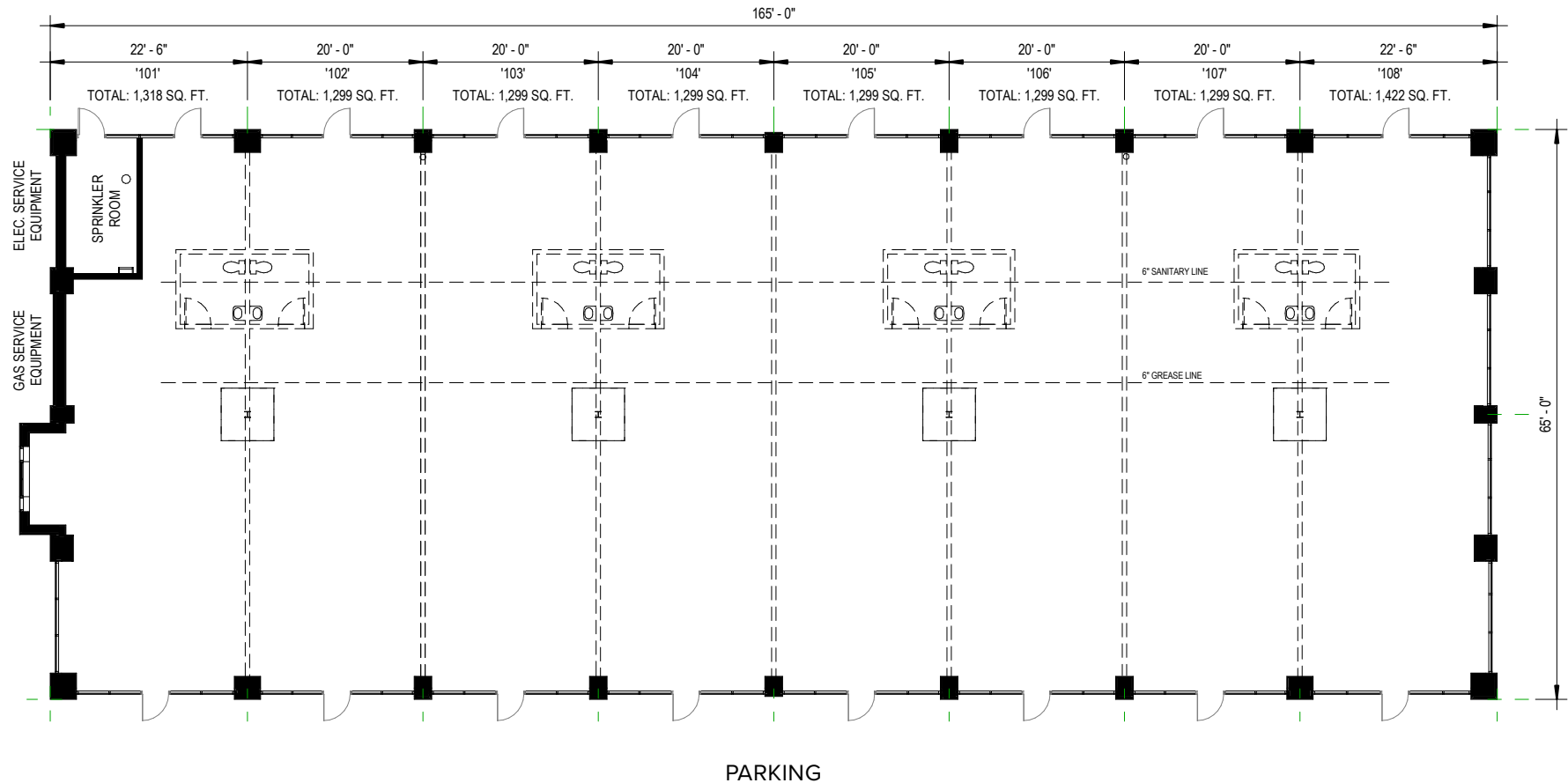


Swatara Exchange
3411 Paxton Street | Harrisburg, PA 17111
Full Building

Total SF Available:
1,299 up to 10,534 SF

*New retail shell building,
with drive thru end cap*

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.





Retail & Pad Sites

High Visibility with Signage Opportunities

The retail component of Swatara Exchange can support more than 348,800 square feet of space, including inline merchant areas and pad sites featuring frontage and signage on Paxton Street.

- ▶ Direct visibility and access off Paxton Street, with traffic lights and new turn lanes
- ▶ Direct access from future I-83 interchange at Paxton Street
- ▶ Attractive main street style retail design

Traffic Counts (MDOT)

Paxton Street at Mall Road: 18,463 vehicles/day

Interstate 83 at Paxton Street: 103,317 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,733	88,023	187,820
Avg. Household Income	\$83,492	\$72,325	\$84,971

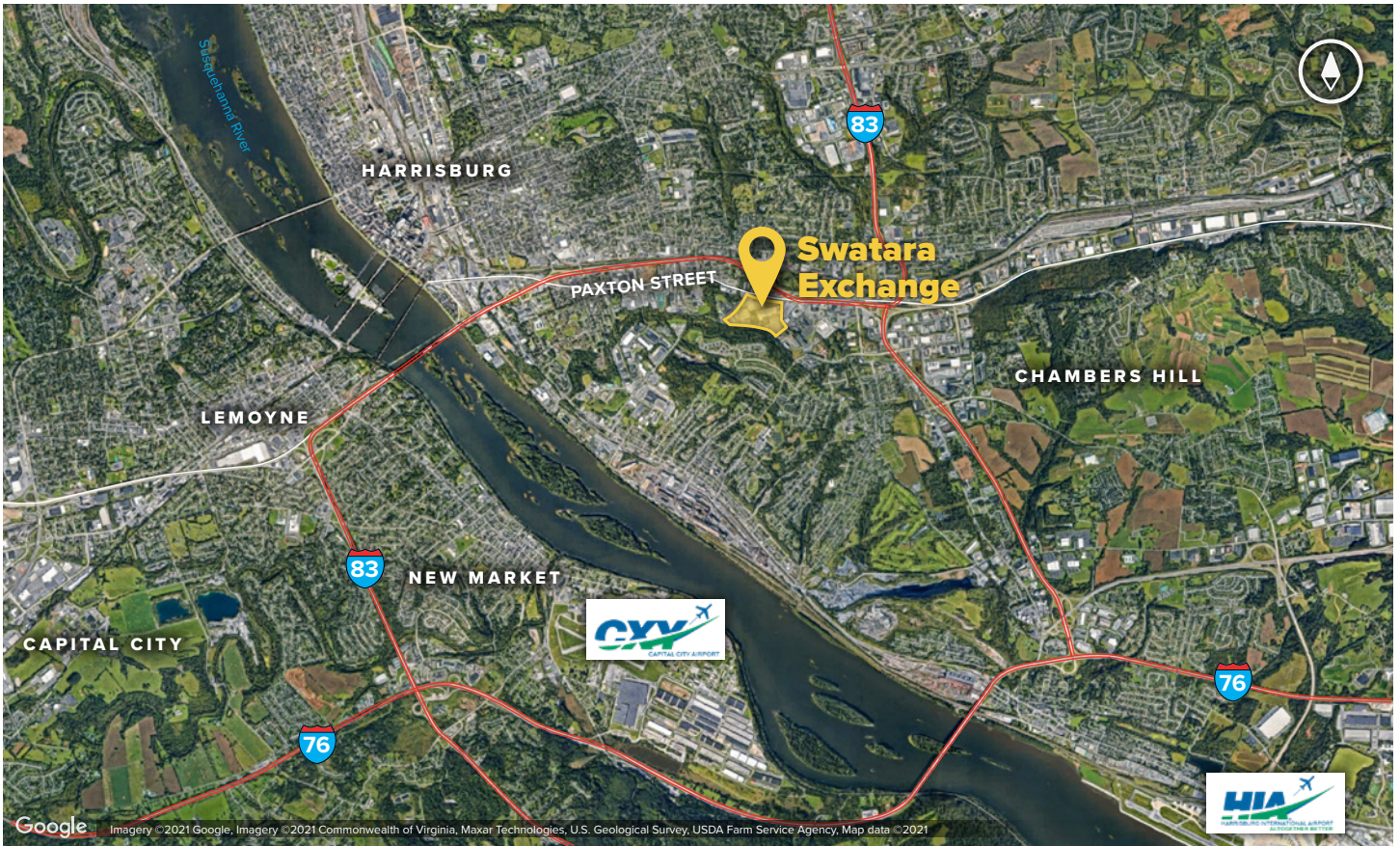
Inline Retail Buildings

43 Keystone Way	9,425 SF	FUTURE
45 Keystone Way	9,425 SF	FUTURE
51 Enterprise Drive	9,465 SF	
53 Enterprise Drive	18,000 SF	
3411 Paxton Street	10,725 SF	

Pad Sites

2nd & Charles	56,349 SF	5.46 AC
Applebee's	7,026 SF	
BassPro Shops	219,269 SF	
Convenience Store	6,000 SF	2.03 AC
Restaurant	3,198 SF	1.27 AC





Contact Us

For additional information or to schedule a tour, contact:

MULTI-USE BUSINESS AND OFFICE SPACE:

Bryan Cyphers

Partner in Training

BCyphers@sjpi.com | 410.369.12102

RETAIL SPACE:

Bill Holzman

Vice President, Retail Leasing

BHolzman@sjpi.com | 410.369.1240

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multi-family space nationwide.

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