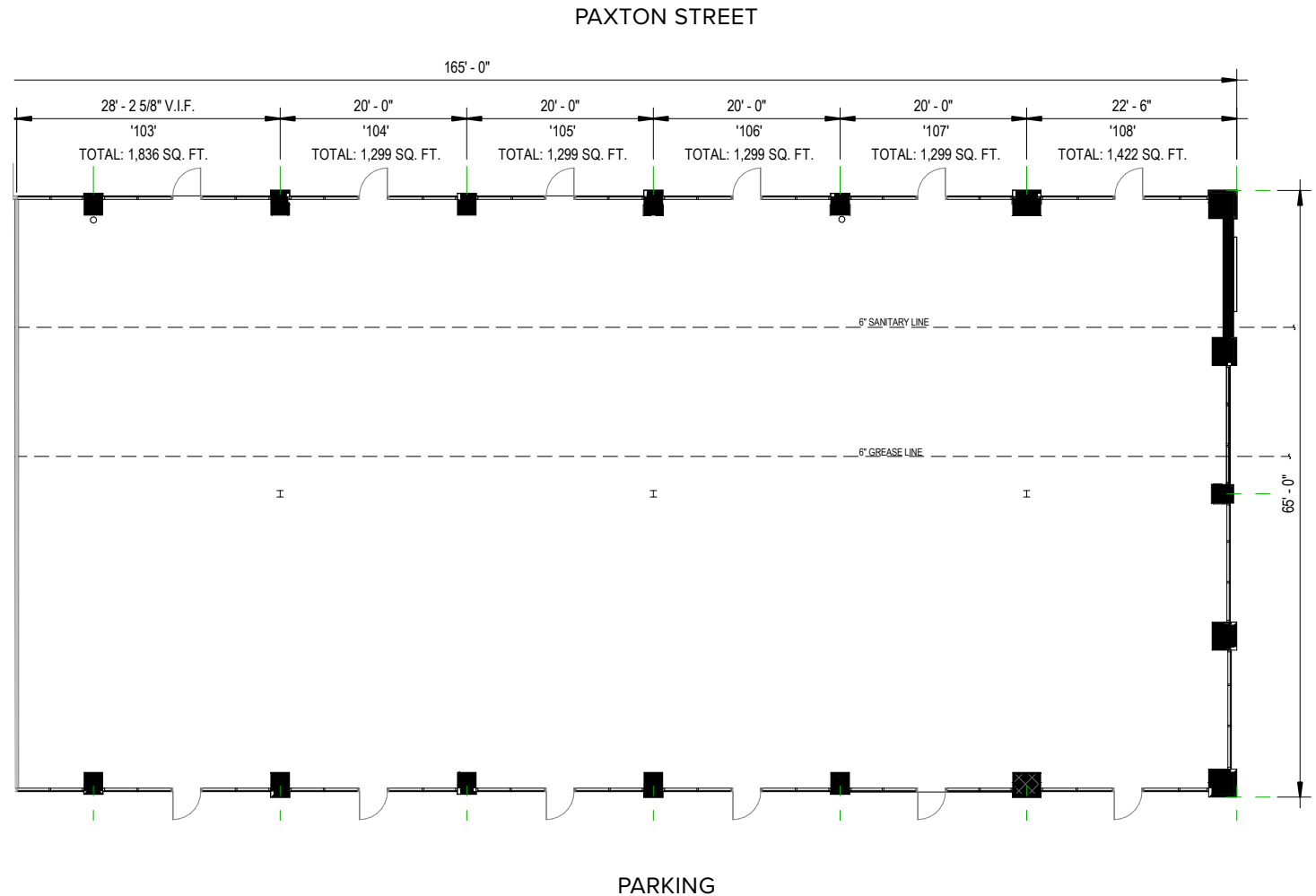


Swatara Exchange
3411 Paxton Street | Harrisburg, PA 17111
Suites 103–108



Total SF Available:
1,299 up to 8,454 SF

*New retail shell building;
potential for outdoor seating;
prominent park location with
Paxton Street frontage at
signalized intersection*





Retail & Pad Sites

High Visibility with Signage Opportunities

The retail component of Swatara Exchange can support more than 348,600 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	10,534 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	1.12± AC	





Contact Us

For additional information or to schedule a tour, contact:

Bryan Cyphers

Regional Partner

BCyphers@sjpi.com | 717.564.0980

Pennsylvania Office:

460 Mall Road | Suite B | Harrisburg, PA 17111

717.564.0980 | SJPI.COM/PENNSYLVANIA



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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