

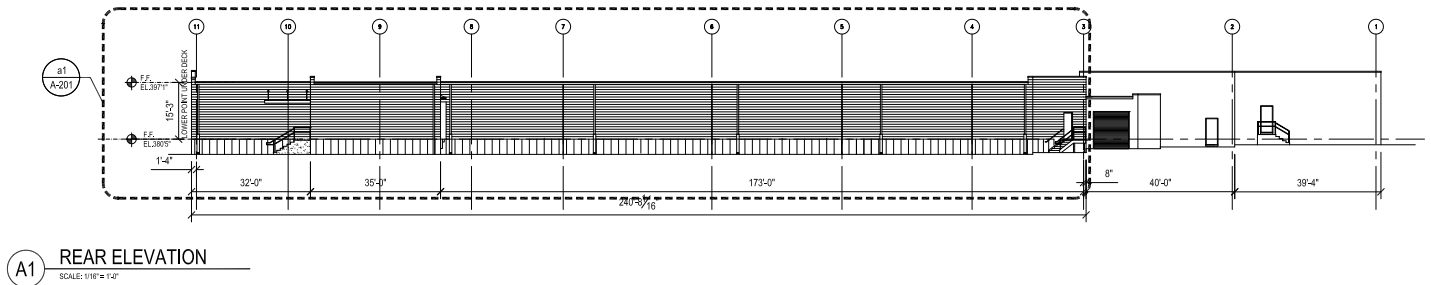
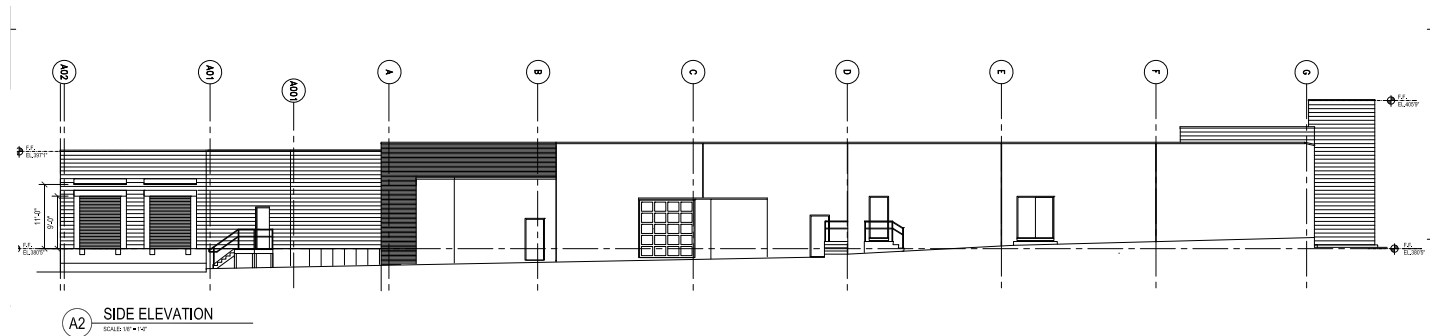
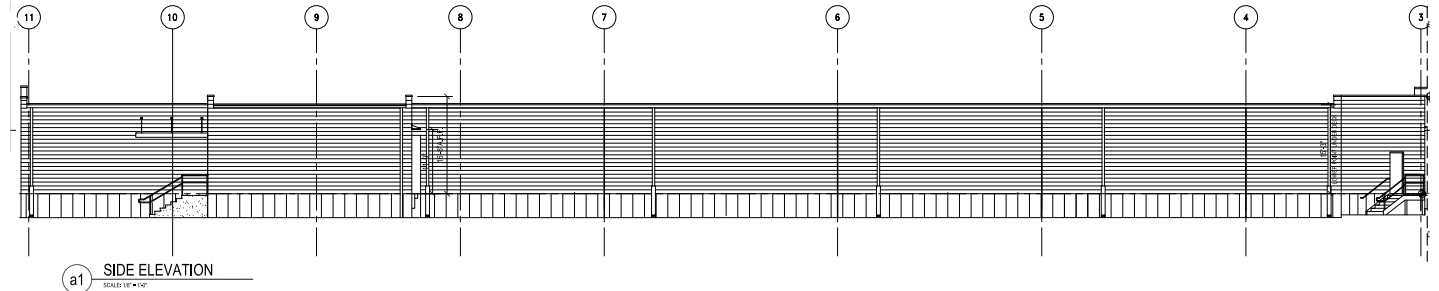


**Swatara Exchange**  
460 Mall Road | Harrisburg, PA 17111  
Full Building



**Total SF Available:**  
56,349 SF

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





## 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

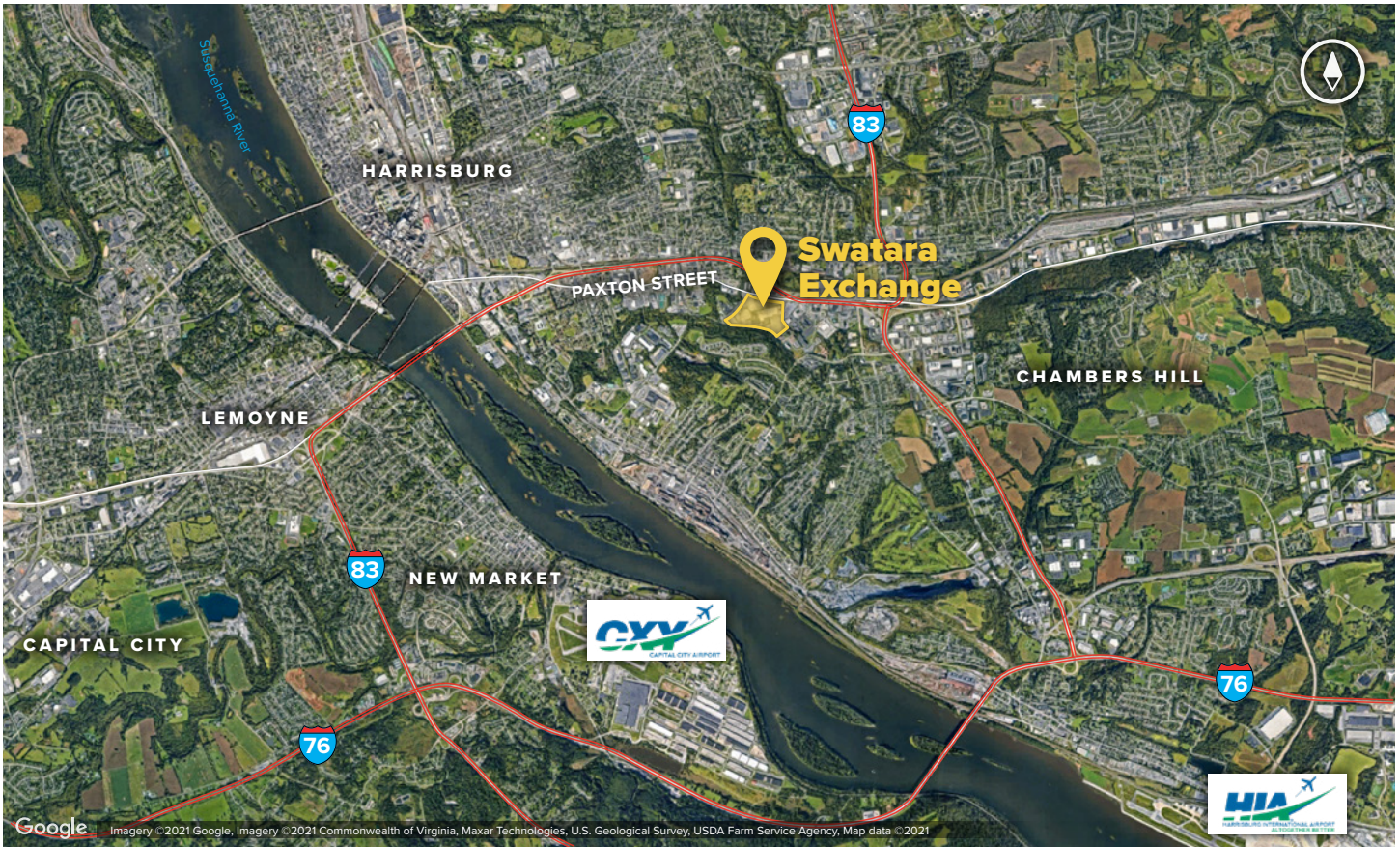
### Inline Retail Buildings

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

460 Mall Road	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:

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## 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 residential space nationwide.

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