

# Swatara Exchange

HARRISBURG, PA 17111

## RETAIL PAD SITES AVAILABLE

Seeking Quick-Serve Restaurant and  
Convenience Store + Gas

### Premier location off I-83 with excellent visibility and access

- ▶ **2.03± AC Pad Site:** Ideal for convenience store, ability to accommodate gas pumps
- ▶ **1.27± AC Pad Site:** Ideal for quick-serve restaurant, ability to accommodate drive-through
- ▶ **1,300–10,700 SF inline retail:** Ability to accommodate drive-through and exterior seating
- ▶ Direct visibility and access off Paxton Street, with traffic lights and new turn lanes
- ▶ Direct access from future I-83 interchange at Paxton Street

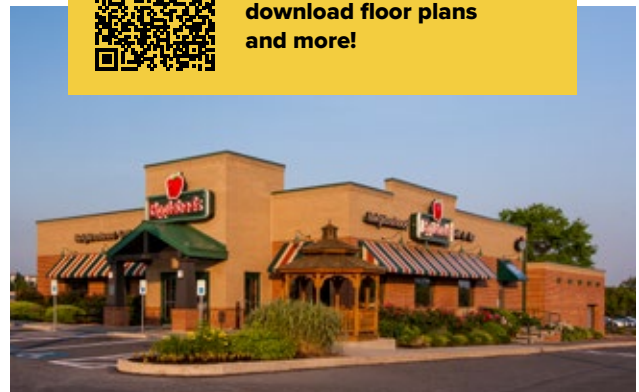
### About the Business Community

Swatara Exchange is a 60-acre mixed-use business community located at Paxton Street and I-83 in Dauphin County, Pennsylvania.

Upon completion, Swatara Exchange will be comprised of 15 buildings, totaling more than 558,000 square feet of office, flex/R&D and retail space. The retail component can support over 348,800 square feet of space, including inline buildings and pad sites.



Scan to take a virtual tour,  
download floor plans  
and more!



Join 2nd & Charles, Applebee's,  
and Bass Pro Shops!





For more information on Swatara Exchange, visit: [sjpi.com/swataraexchange](http://sjpi.com/swataraexchange)

## Location & Demographics

### Distances to:

Interstate 83 .....	0.2 mile
York, PA .....	26 miles
Baltimore, MD .....	80 miles
Allentown, PA .....	84 miles
Philadelphia, PA .....	102 miles

### Traffic Count (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

4,220+ Businesses in a 3-mile radius

72,310+ Employees in a 3-mile radius

## Contact Us

**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](http://SJPI.COM/PENNSYLVANIA)**



### About St. John Properties

One of the nation's largest and most successful privately held commercial real estate firms, St. John Properties owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

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