

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

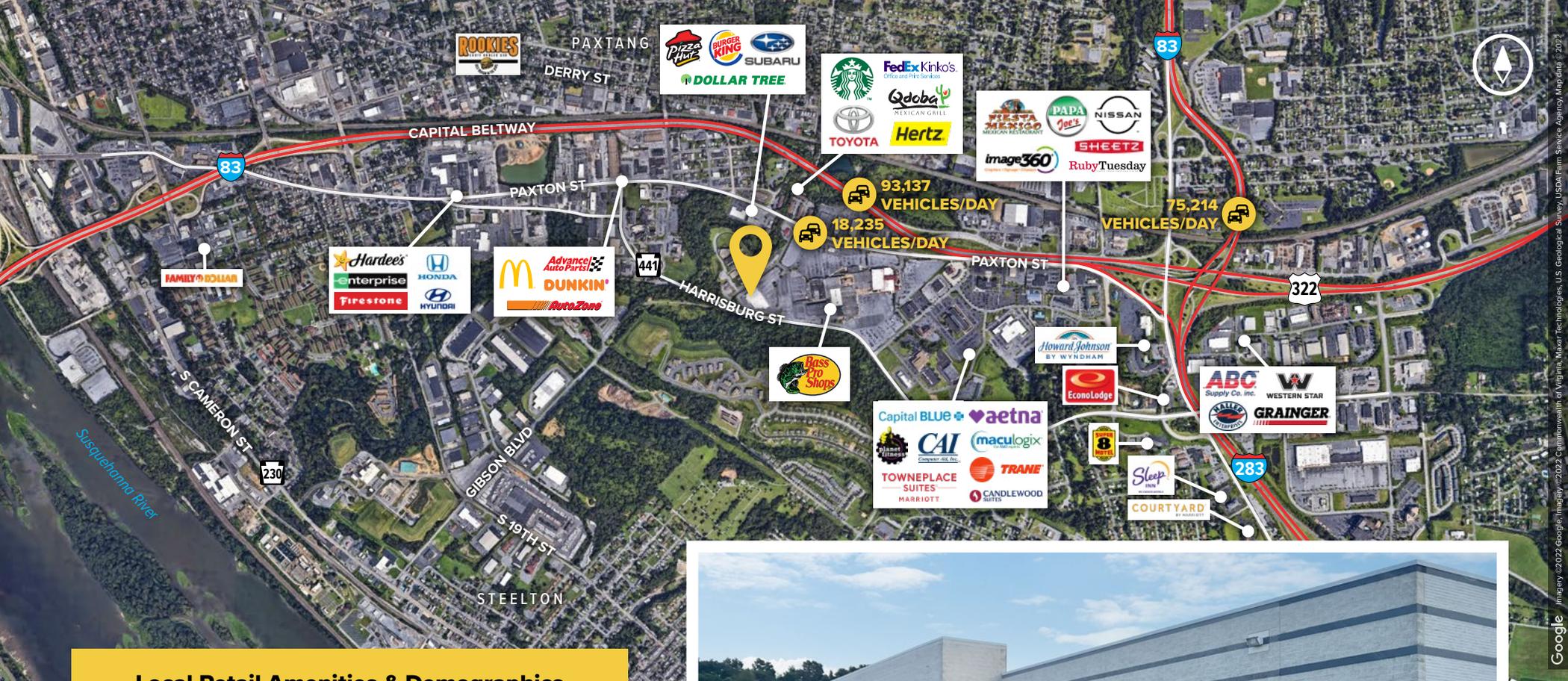
Opportunity for Retail/Flex User

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



Local Retail Amenities & Demographics

Traffic Count (MDOT)

I-83 at Route 322 Interchange: 75,214 vehicles/day

I-83 at Paxton Street: 93,137 vehicles/day

Paxton Street at Harrisburg Mall: 18,235 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

Bryan Cyphers

Regional Partner

BCyphers@sjpi.com | 717.557.0757

Bill Holzman

Senior Vice President, Retail Leasing

BHolzman@sjpi.com | 410.369.1240



Pennsylvania Office:

460 Mall Road | Suite B | Harrisburg, PA 17111

717.564.0980 | SJPI.COM/PENNSYLVANIA