

COLONIAL PARK MALL
Harrisburg, Pennsylvania
www.colonialparkmall.com

Colonial Park
MALL

Bath & Body Works



OUR 8 BEST FRAGRANCES
ALL DRESSED UP FOR A LIMITED TIME!

2010 HOLIDAY SELECTION

orks

FRESH GIFTS

NEW!
4:15
6:20

ANTI-BACTERIAL
HAND SOAPS

4 for \$15
or 6 for \$20
Save up to \$10



WALLFLOWERS
HOME FRAGRANCE SYSTEM

\$6
each
Save \$6

STARTS
AT 10:00 AM
SUPPLIES



PROPERTY DESCRIPTION

Colonial Park Mall is the dominant retail entity in the Harrisburg market. The mall features three anchors, nearly 100 national, regional and local retailers, a food court and a four-screen theater. This single-level regional mall is supremely located four miles from downtown on US Route 22, the most densely developed retail corridor on Harrisburg's East Shore. It also benefits from heavy traffic on Interstate 81 and Interstate 83. Major area employers include state and federal government, as well as the corporate headquarters for Rite Aid, Hershey Foods and Harsco Corporation.

KEY RETAIL

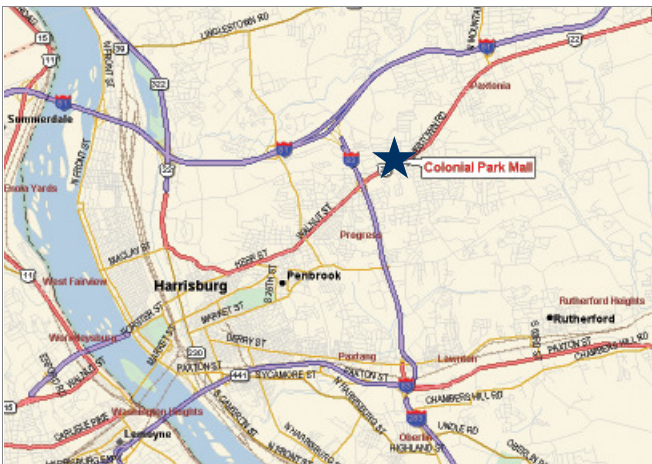
ANCHORS

Bon-Ton
Boscov's
Sears

PERIPHERAL RETAIL

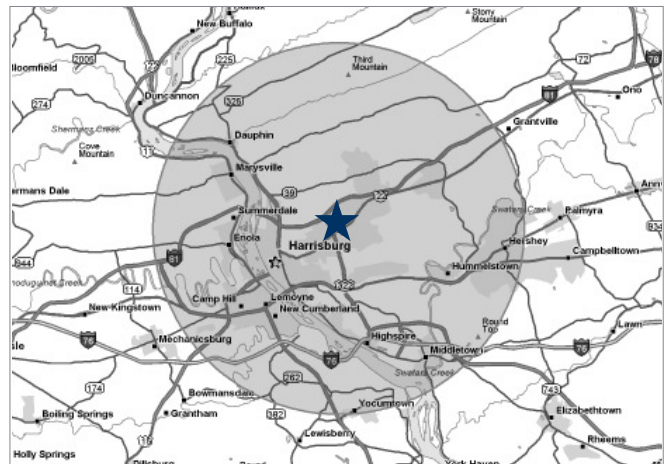
Red Lobster

CITY VIEW MAP



★ Colonial Park Mall

TRADE MAP



★ Colonial Park Mall Trade Area Radius: 10 Miles

TRADE AREA DEMOGRAPHICS

RADIUS	5 MILES	10 MILES	20 MILES
POPULATION	155,826	334,795	615,060
HOUSEHOLDS	63,992	137,851	245,827
AVG. HOUSEHOLD INCOME	\$71,411	\$79,160	\$79,613

2015 Projection | Source: SitesUSA



AERIAL PHOTOGRAPH

Situated near the busy I-83 and Route 22 interchange, Colonial Park Mall benefits from great visibility along Route 22 (over 29,000 vehicles per day) and Colonial Road (13,000 vehicles per day). Its prime location allows the full advantage of the existing East Shore population of Harrisburg, as well as the suburban sprawl and new development in the area.

STATISTICS

- MAJOR STORES**
American Eagle Outfitters, Bath & Body Works, Hollister, Victoria's Secret
- GROSS LEASABLE AREA**
741,074 square feet
- NUMBER OF STORES**
95
- PARKING**
3,678 spaces

TRADE/MARKET AREA

Harrisburg is located at the crossroads of one of the world's largest consumer markets. Popular and growing, Harrisburg offers the amenities of a large, metropolitan area with the ease of small town life, as well as a low cost of living and an appreciating housing market. Unemployment rates are consistently below the state average. The onslaught of technology has helped this area transition from a manufacturing-based economy into the service sector. Marketwatch.com has named Harrisburg #9 on its "Best U.S. Cities to do Business" list. High tech companies are expected to continue to drive this region's future economic growth. Nearby Harrisburg's TecPort Business Center employs approximately 4,000 people.

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