

Shops at TecPort | Harrisburg, PA

±1,400 SF Retail Space Available

Available For Lease

Property Overview

Shops at TecPort, a 19,000 square foot neighborhood retail shopping center centrally located in Harrisburg, Pennsylvania, is situated along TecPort Drive. The center includes a strong mix of national and local tenants such as, Pella Windows, Tomato Pie Café and Leading Edge Eye Care, just to name a few. With its traffic generating lineup of retailers, this project is perfect for any type of user.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,101	165,420	371,334
TOTAL EMPLOYEES	6,745	132,718	300,534
AVERAGE HHI	\$63,148	\$67,300	\$81,794
TOTAL HOUSEHOLDS	2,973	71,322	157,831

TRAFFIC COUNTS:

Paxton St. - ±16,000 VPD | I-83 - ±102,000 VPD



Nearby



Ruby
Tuesday



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



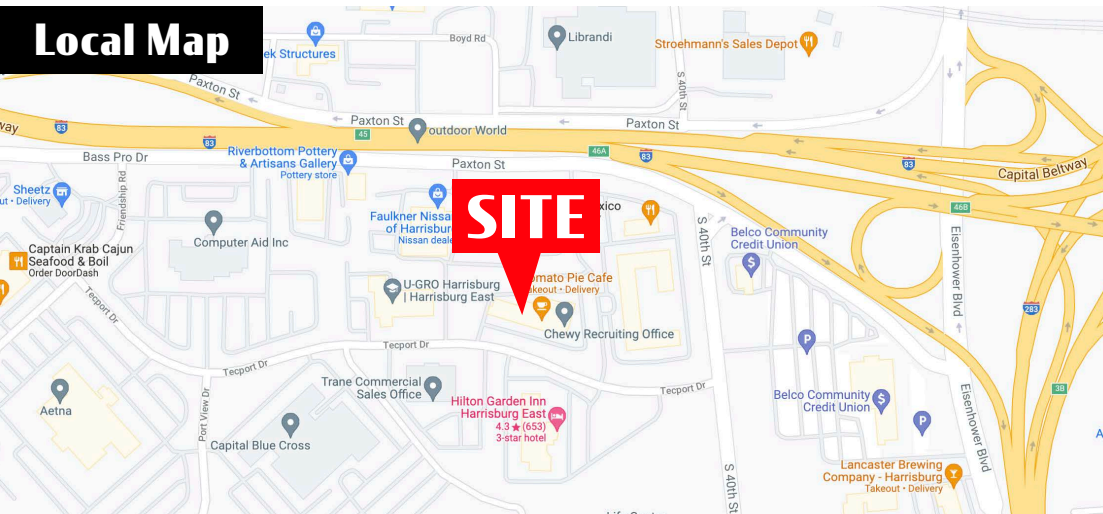
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Local Map



Location

Shops at TecPort is strategically positioned in the heart of one of the markets leading retail corridors. The center benefits from the high-volume traffic flow of Paxton Street (16,000 VPD) and I-83 (125,000 VPD). With a trade area that extends more than 5 miles, this location attracts a vast customer base. With high concentration of traffic driven by the surrounding retail including the markets only Bass Pro Shops, this pulls not only from the immediate area, but the surrounding markets as well.

Trade Area

Adding to the stability of the project, Shops at TecPort shows a 20-minute drive time demographic of over 483,983 people with household incomes of more than \$81,874 and daytime employment demographics equally as strong with 332,684. The demographics within a 10-mile radius include 371,496 people in 157,505 homes, a labor force of 288,280 with an average household income of \$80,381. The area's growth since 2000 has increased over 13.7% with over 21,600 new homes.



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SITE PLAN



SPACE	TENANT	AREA (SF)
1	Euro Nails	970
2	Leading Edge Eye Care	1,985
3	Cricket Wireless	938
4	Pella Windows	2,730
5	AVAILABLE	1,400
6-8	Thamal Bazar	4,100
9	Tomato Pie Cafe	4,370
10	Papa Joe's Pizza	2,291



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MARKET AERIAL



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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