

# 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



Blake Shaffer | Justin Willits | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

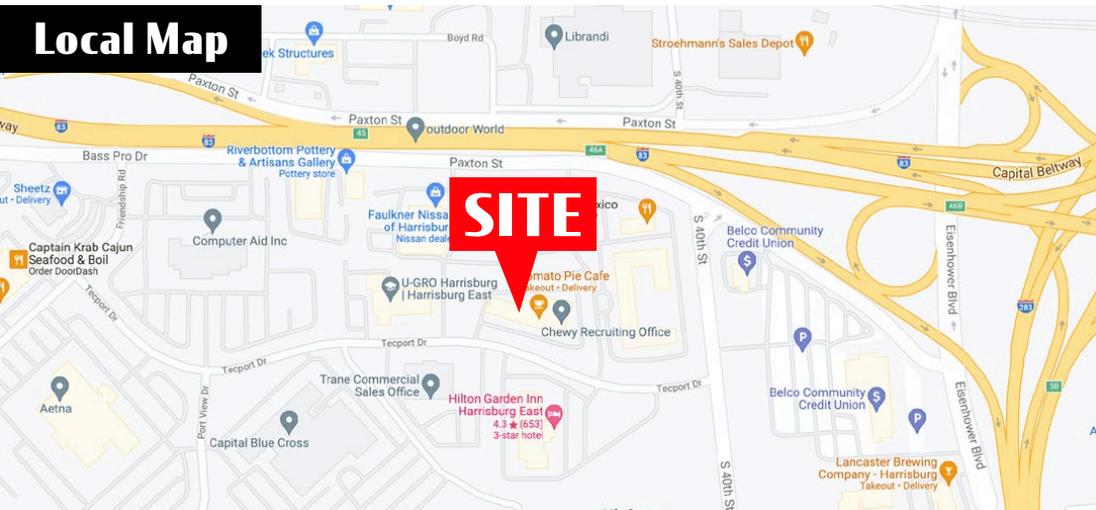


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## Location

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	<b>AVAILABLE</b>	<b>1,400</b>
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



**Scottsdale Plaza**  
 Melting Pot, NEATO BURRITO, CAFÉ FRESCO

**Paxton Street Commons**  
 Starbucks, FedEx, DOBA

**East Park SC**  
 THE HOME DEPOT, PETSMART

AutoZone

BURGER KING

Pizza Hut

Applebees GRILL + BAR

ISAAC'S

SHEETZ

Ruby Tuesday

**Harrisburg Mall**  
 Bass Pro Shops, 2ND & CHARLES, Foot Locker, Pizza Hut, TACO BELL, GNC LIVE WELL, GameStop, AT&T

**Shops at TecPort**  
 TOMATO PIE CAFE, Cuntton, PENNYS SUPPLY, cricket wireless, PAPA John's

CommunityAid NEIGHBORS HELPING NEIGHBORS

**High Pointe Commons**  
 Target, JCPenney, Christmas Tree Shops, petco, FIVE GUYS BURGERS and FRIES, tropical SMOOTHIE CAFE, MOE'S SMOOTHIES, LANE BRYANT, GNC LIVE WELL, orange theory FITNESS, verizon, GameStop, hair cuttery

GOLDFLYN

MONRO AUTO SERVICE, AND THE CENTERS

planet fitness

RODEWAY INN & SUITES

SLEEP INN

COUNTRY INN & SUITES

WYNDHAM GARDEN HOTELS

Bob Evans

HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices

SHEETZ

Chick-fil&



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

