

Shops at TecPort | Harrisburg, PA

± 938 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, U-Gro Learning Center, Image360, 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 | | | |



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

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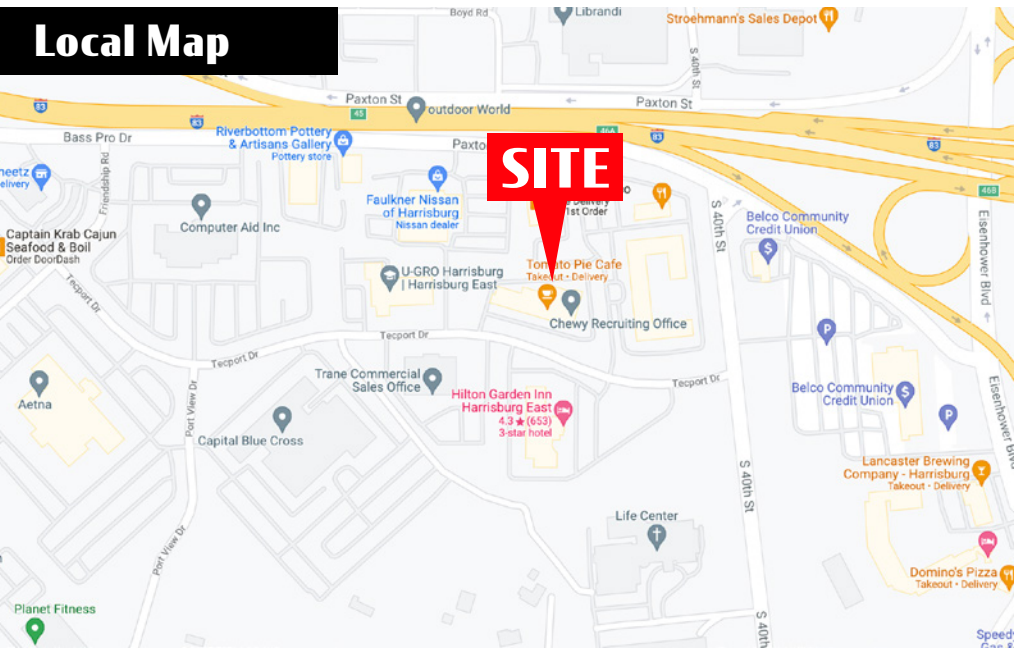
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Local Map



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 CPD) and I-83 (102,000 CPD). 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 | AVAILABLE | 938 |
| 4 | PELLA WINDOWS | 2,730 |
| 5 | CHEWY | 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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