

3523 Union Deposit | Harrisburg, PA 17109

± 6,726 SF Former Restaurant Space Available

Available For Sale

Property Overview

3523 Union Deposit road is located on an outparcel of Union Square Shopping Center, a 320,033 square foot, grocery anchored, neighborhood community center strategically located off Interstate 83 along Union Deposit Road in the densely populated East Shore of Harrisburg, PA. Union Square is anchored by Weis, Gabes & Salvation Army with other co-tenancy such as Starbucks, Sprint, Great Clips, and Chuck E. Chees just to name a few. Union Square also contains a variety destination pad sites with exceptional frontage along Union Deposit Road including Texas Roadhouse, Wendy's, Chipotle, and Hibachi Grill & Sushi Bar.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|--|----------|----------|----------|
| TOTAL POPULATION | 91,522 | 188,682 | 267,935 |
| TOTAL EMPLOYEES | 74,238 | 142,253 | 178,804 |
| AVERAGE HHI | \$64,438 | \$74,844 | \$81,918 |
| TOTAL HOUSEHOLDS | 38,390 | 80,769 | 112,605 |
| TRAFFIC COUNTS: Union Deposit - ±22,000 VPD | | | |

NEARBY RETAILERS:

Gabe's

weis

Price Rite
MARKETPLACE



ABE KHAN | 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

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NETWORK

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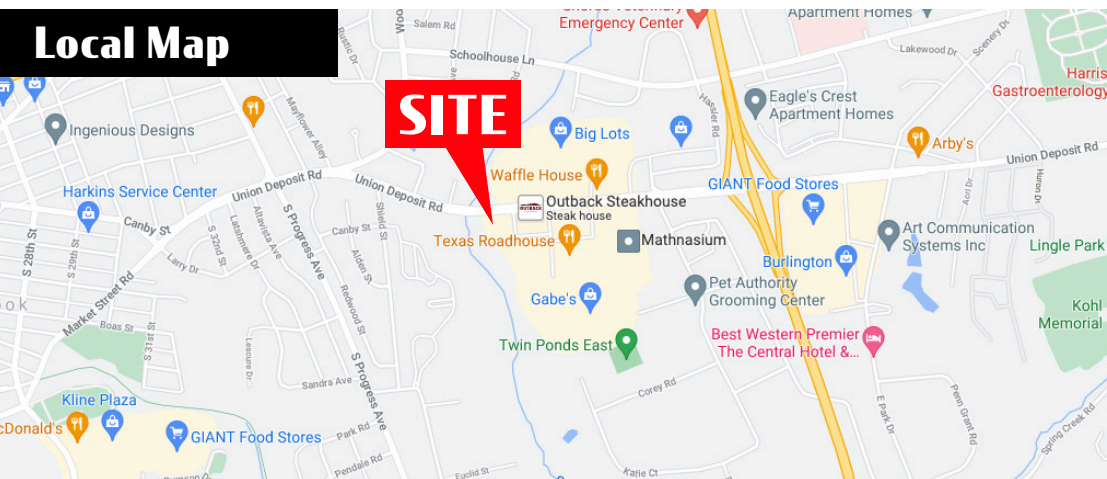
Location

3523 Union Deposit Road is ideally positioned at an exceptional location with outstanding highway access to I-83, and heavily travelled U.S. Routes 22 to the North and 322 to the South. The combined traffic count on I-83 and Union Deposit Road exceed 100,000 vehicles per day. 3523 Union Deposit Road has ease of access by way of a signalized intersection and 2 additional entrances and exits along Union Deposit, one of which gives direct access to the pad. The primary shopping distribution for all East Shore Harrisburg is on Union Deposit Road and Route 22, which are less than one mile apart on Interstate 83.

Trade Area

Adding to the stability of the project, 3523 Union Deposit Road shows a 20-minute drive time demographic of over 445,246 people with household incomes more than \$81,511 and daytime employment demographics equally as strong with 322,992. The demographics within a 10-mile radius include 360,965 people in 153,396 homes, a labor force of 291,209 with an average household income of \$80,382. The areas growth over the last 10 years has increased over 7.0% since 2000 with over 20,703 new homes.

Local Map

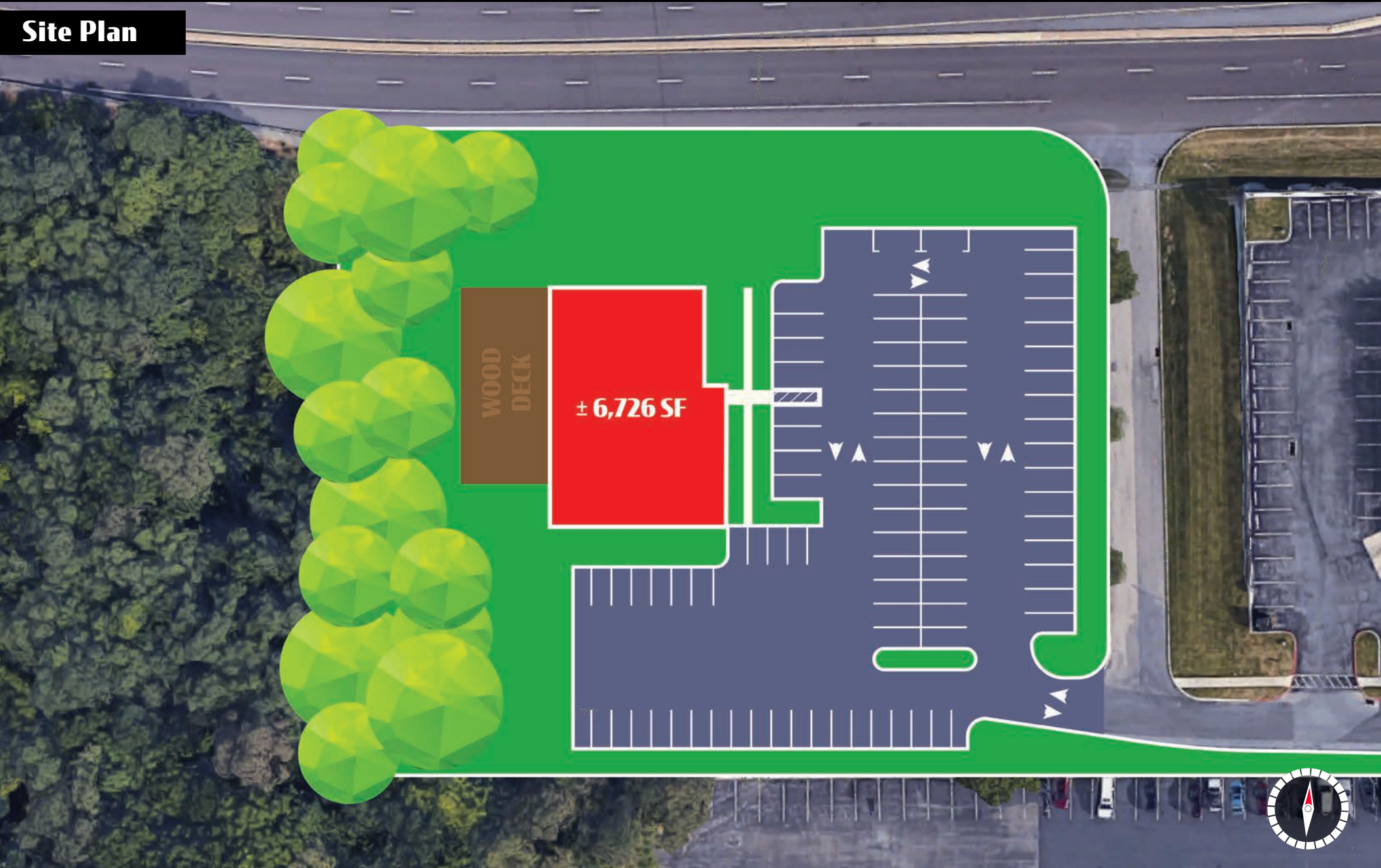


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Site Plan



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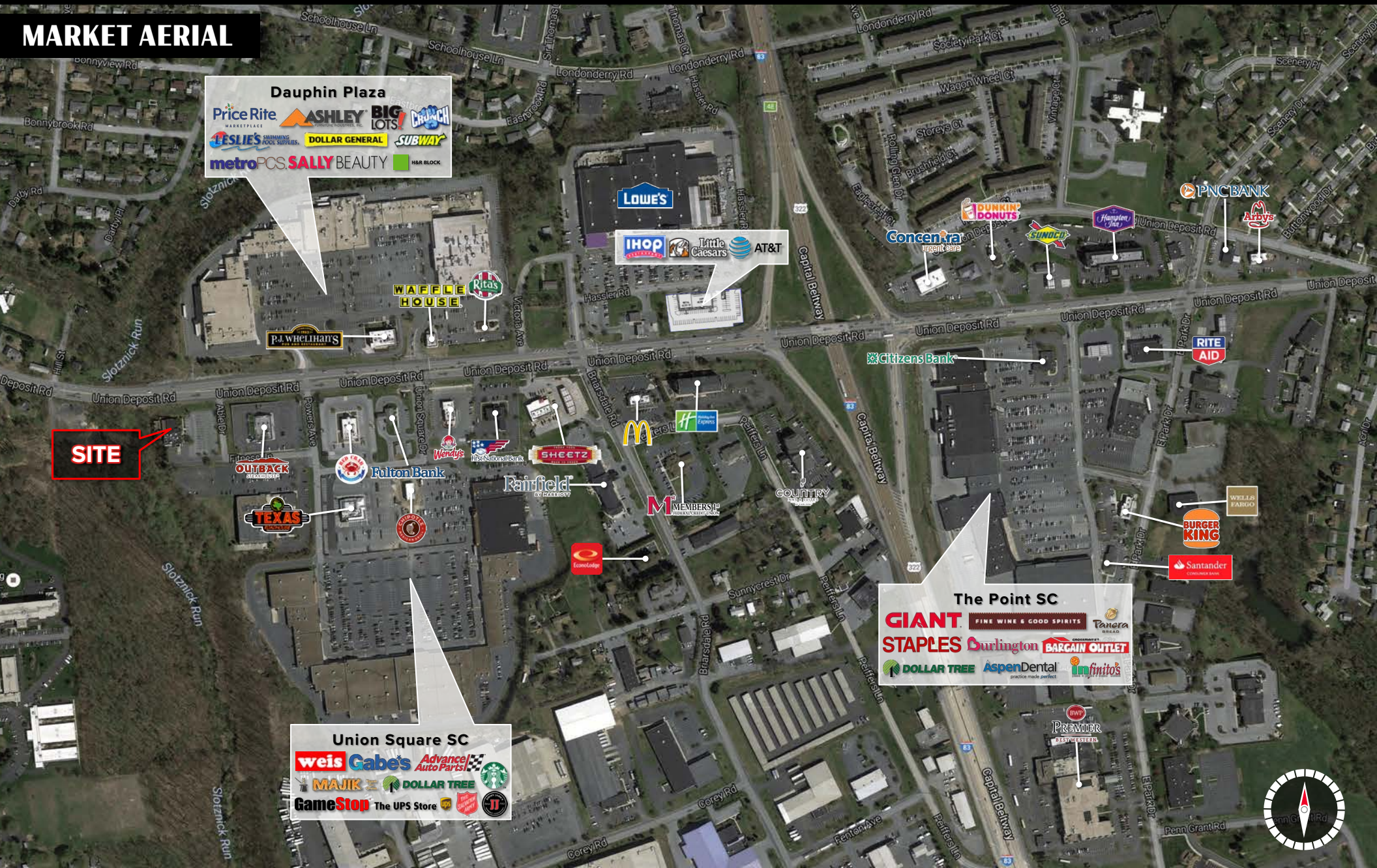
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