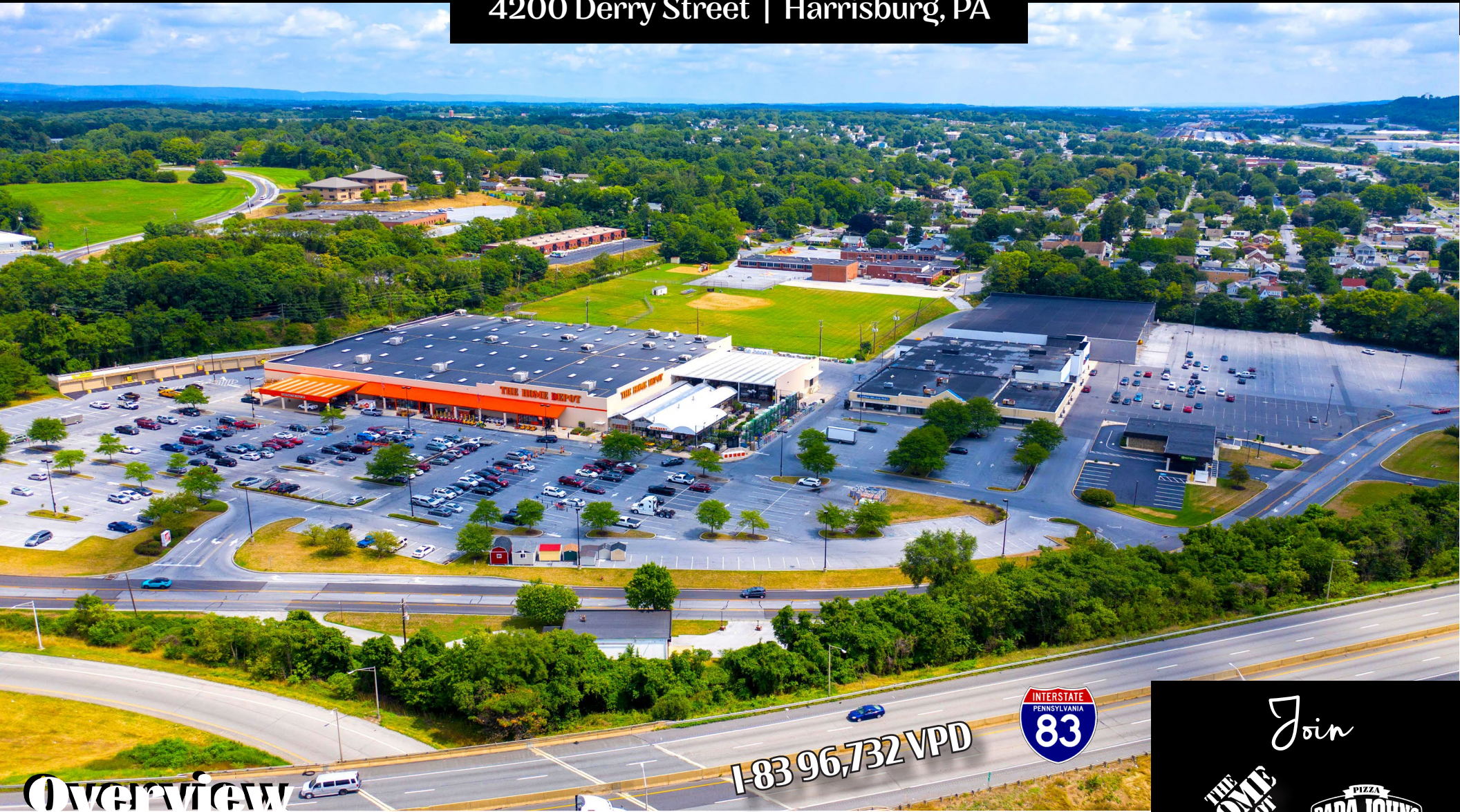


± 1,200 - 6,000 SF

East Park Center

4200 Derry Street | Harrisburg, PA

FOR LEASE



Overview

I-83 96,732 VPD



East Park Center is retail shopping center centrally located along Derry Street in Harrisburg, PA. The center is anchored by Home Depot and includes a strong mix of national and local tenants such as PetSmart, Sherwin Williams, M&T Bank, and Papa John's, just to name a few. The property has multiple convenient access points and great visibility, making this center a great opportunity for a variety of retail, office, and restaurant uses.



Dave Nicholson | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



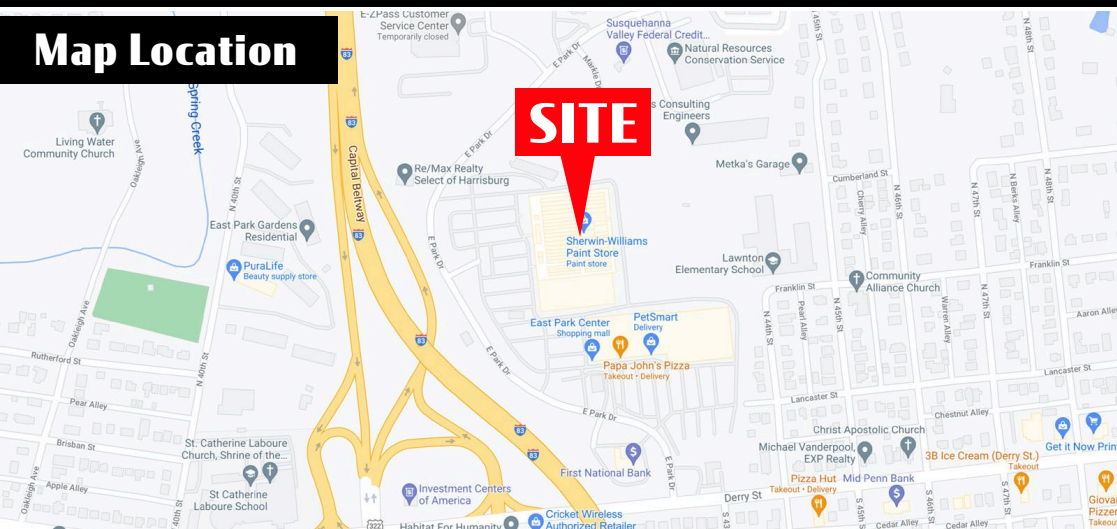
COMMERCIAL BROKERAGE. *Redefined*

East Park Center

4200 Derry Street | Harrisburg, PA

Available For Lease

Map Location



LOCATION: East Park Center is strategically positioned near a dense retail, commercial, and residential area of the Harrisburg market. The center benefits from the signalized intersection along Derry Street (11,829 VPD), with nearby access to I-83 (96,732 VPD). A trade area that extends more than 5 miles and high concentration of traffic driven by the surrounding retail and residential area allows the site to pull not only from the immediate area, but the surrounding markets as well.

TRADE AREA: Adding to the stability of the project, East Park Center shows a 20-minute drive time demographic of over 248,141 people with household incomes of more than \$79,653 and daytime employment demographics equally as strong with 204,333. The demographics within a 10-mile radius include 372,629 people in 160,173 homes, a labor force of 301,999 with an average household income of \$86,719. The area's growth since 2000 has increased over 16.4% with over 26,351 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	83,782	171,036	270,321
TOTAL EMPLOYEES	66,401	137,226	219,077
AVERAGE HH	\$66,510	\$72,408	\$80,494
TOTAL HOUSEHOLDS	34,610	72,826	113,738
TRAFFIC COUNTS:	Derry St - 11,829 VPD I-83 - 96,732 VPD		



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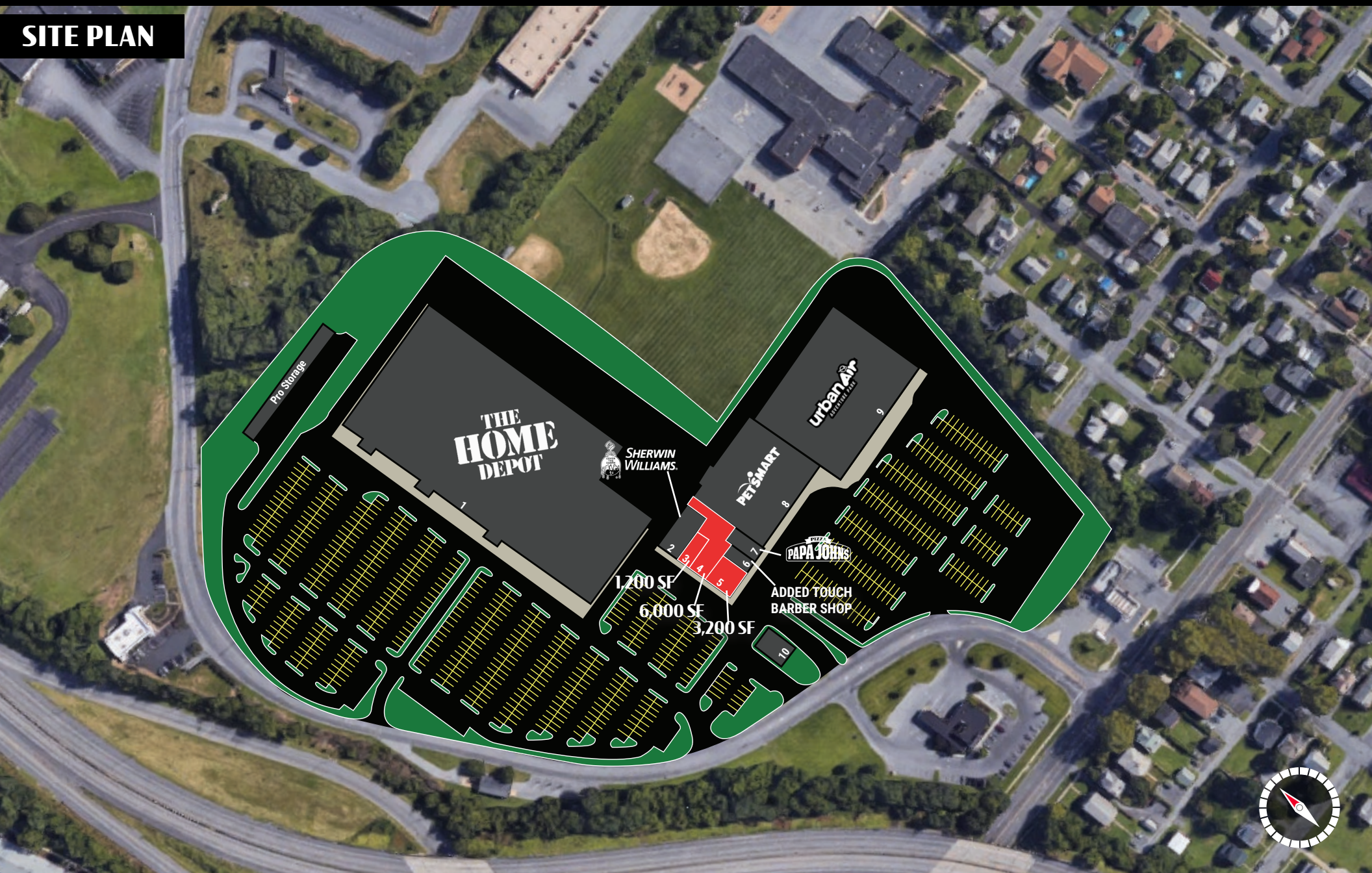
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East Park Center

4200 Derry Street | Harrisburg, PA

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SITE PLAN



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East Park Center

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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined*

About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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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