

± 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.



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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 HHI	\$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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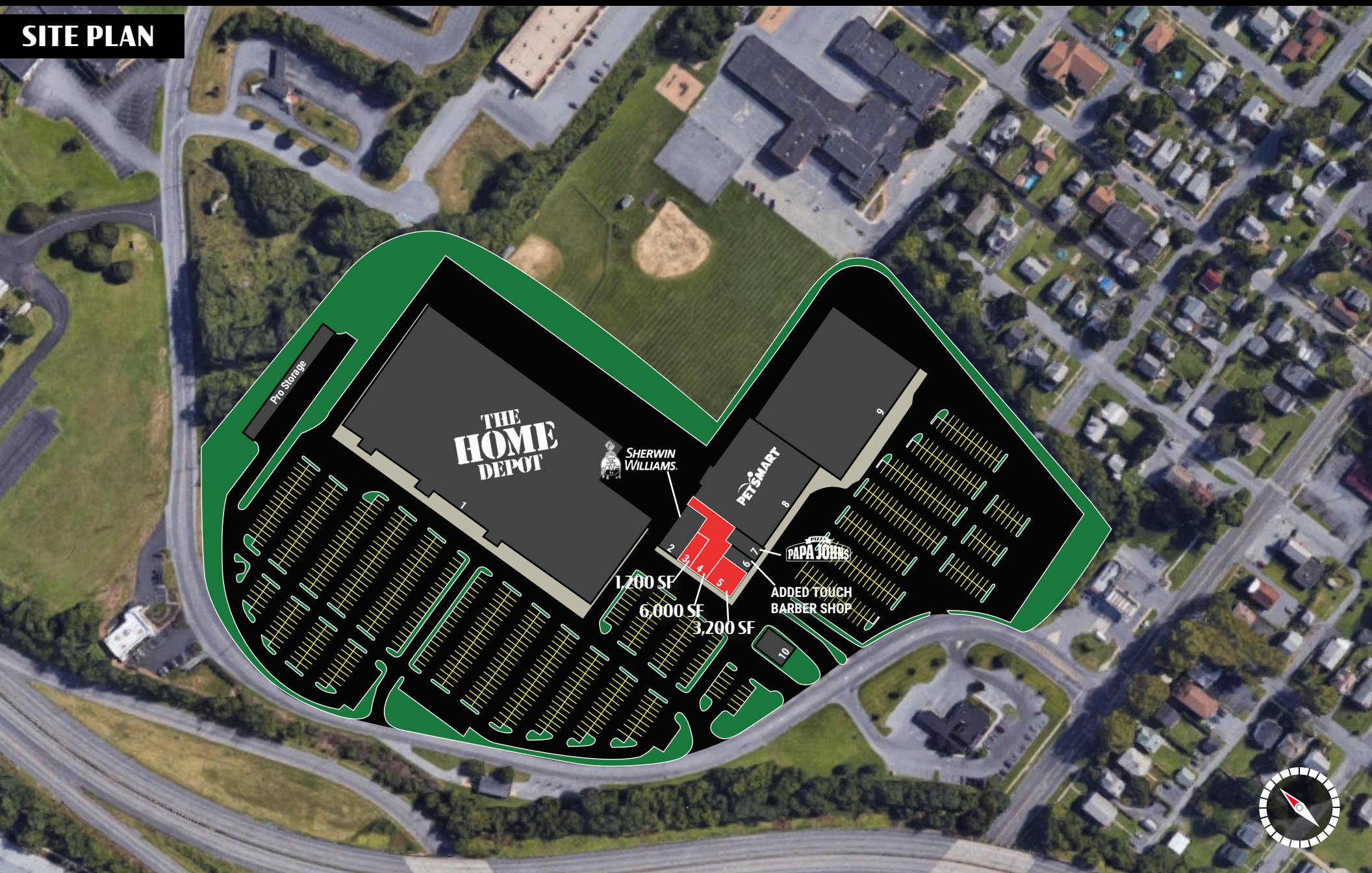
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SITE PLAN



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MARKET AERIAL



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