

EAST PARK CENTER

4200 DERRY STREET | HARRISBURG, PA

FOR LEASE
± 1,200 - 6,000 SF



OVERVIEW

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.

JOIN

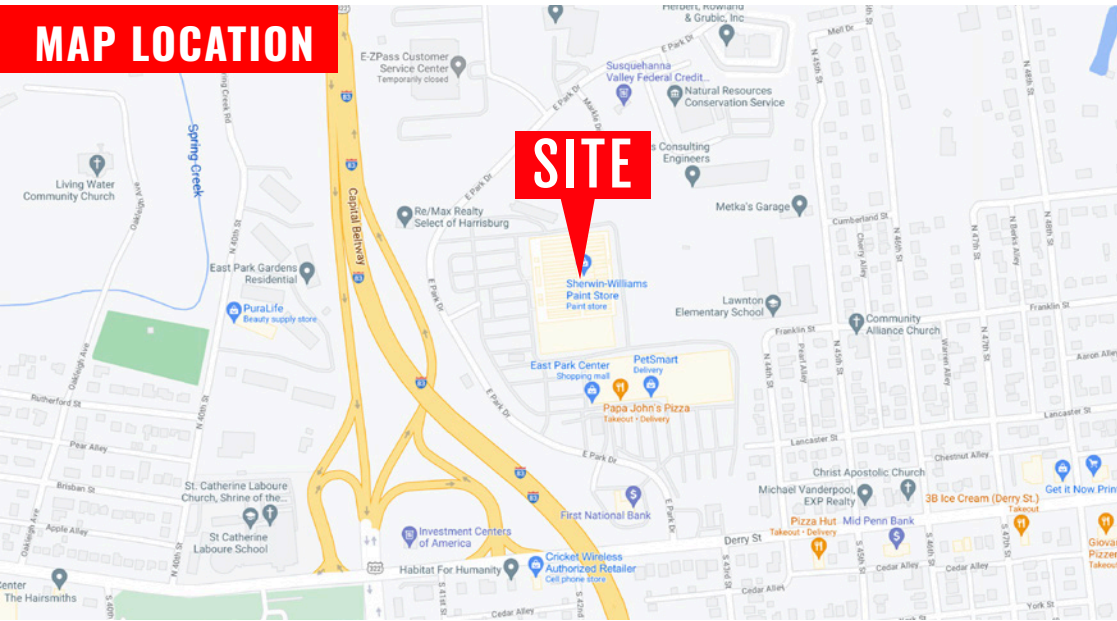


ASHLEE LEHMAN | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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 |

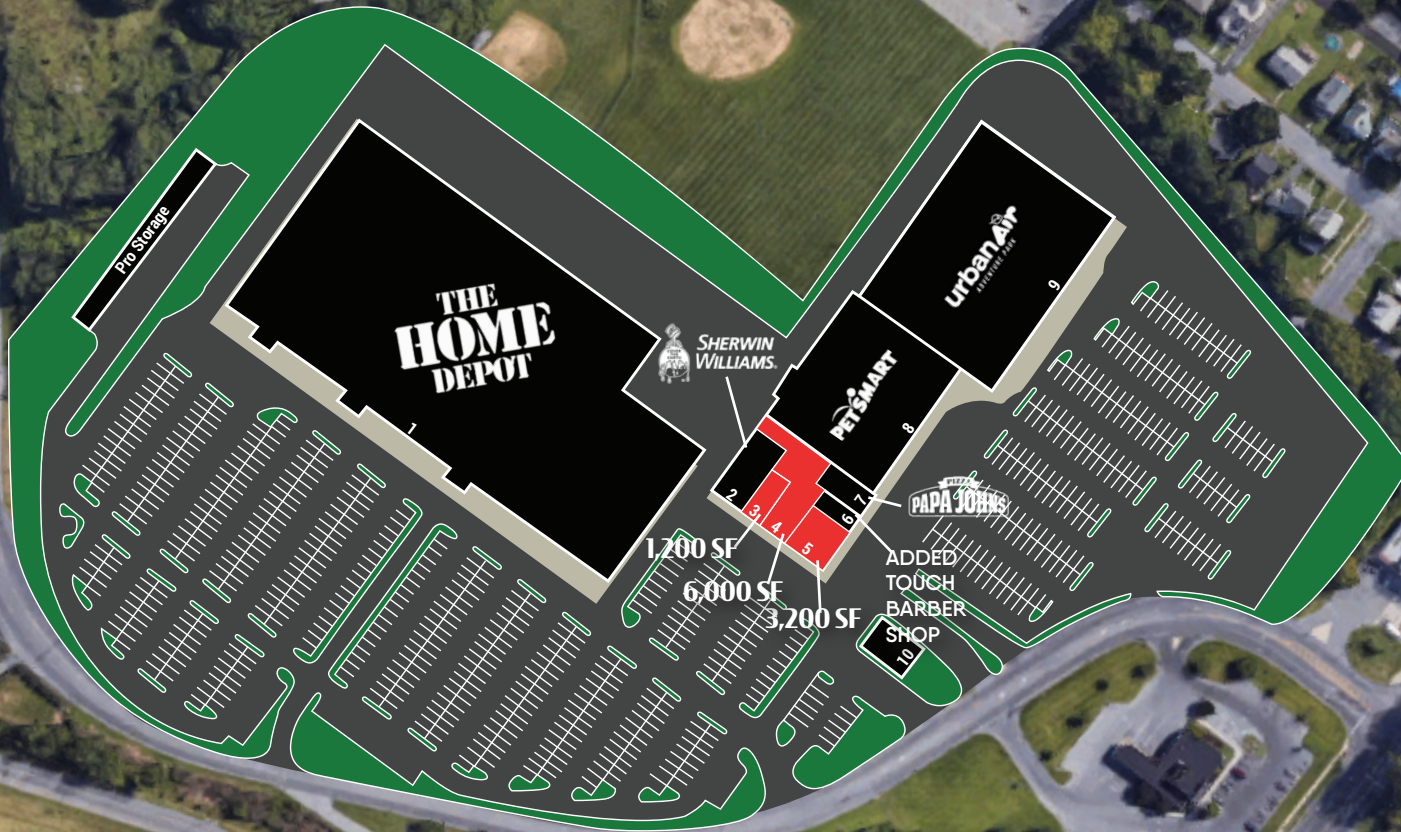


ASHLEE LEHMAN | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN



ASHLEE LEHMAN | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL

EAST PARK SC
THE HOME DEPOT
PETSMART
urbanAir
RESTAURANT BAR

Scottsdale Plaza
The Melling Pot
MATTRESS Warehouse

Paxton Street Commons
Starbucks
Qdoba
FedEx
Hertz

Swatara Square
CVS pharmacy
GIANT
Starbucks COFFEE
MATTRESS Warehouse
FINE WINE & GOOD SPIRITS

High Pointe Commons
Target
JCPenney
petco
GameStop
LANE BRYANT
FIVE GUYS
tropical CAFE
BURGERS and FRIES
Friendly's
GNC
ORANGETHEORY
verizon
hair cutlery
FAMOUS
FOODBAR

Shops at TecPort

- Image 360
- Tomato Pie Cafe
- Dry Cleaner

SCOR Learning Centre

AutoZone
SUBARU
Wendy's
CJ's Tire
Aaron's
Pizza Hut
Applebees

SHEETZ
Nissan
Ruby Tuesday
HERBIBERRY
Hilton Garden Inn
Econo Lodge
MONROE
KIA

BELCO
Howard Johnson
Residence Inn
ICBC
RODEWAY
SLEEP INN
COUNTRY
WYNDHAM GARDEN HOTELS
Bob Evans
HARBOR FREIGHT TOOLS
DOLLAR GENERAL

SHEETZ
McDonald's
Red Roof Inn
Chick-fil-Steak
WOLF'S
LAQUINTA
RED LION



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:



ASHLEE LEHMAN

ALehman@bennettwilliams.com



DAVE NICHOLSON

DNicholson@bennettwilliams.com



BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



CHAD STINE

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

