

4206 UNION DEPOSIT ROAD

Harrisburg, PA | 17109

1,976 SF AVAILABLE | FOR LEASE



NEARBY

GIANT

LOWE'S

Ashley
HOMESTORE

weis

CRUNCH

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

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PROPERTY OVERVIEW

4206 Union Deposit Road is a 1,976 square-foot free standing former M&T Bank with a drive-thru, located in the Harrisburg, PA market, along Union Deposit Road (33,515 VPD). The site presents a unique opportunity for a user to enter into a constantly growing Harrisburg market with great visibility, and access, as well as convenient access to Interstate 83. The property is in close proximity to national retailers such as, Giant, Lowe's, Ashley Furniture, Weis Markets, and Crunch Fitness, just to name a few.

LOCATION

Along with its great visibility and access to Union Deposit Road, as well as Interstate 83, the site benefits from a demographics area that extends more than 5 miles. The site benefits from the high-volume traffic flow of Union Deposit Road, which is one of the main corridors in the Harrisburg market, and connects travelers to other major roadways, as well as the surrounding retail, office, medical, and residential components.

TRADE AREA

The site shows a 15-minute drive time demographic of over 184,390 people with household incomes of more than \$76,138 and daytime employment demographics equally as strong with 142,383. The demographics within a 10-mile radius include 363,918 people in 156,690 homes, a labor force of 252,251 with an average household income of \$86,765. The area's growth since 2010 has increased over 8.57%.

**POPULATION**
202,329

**EMPLOYEES**
156,291

**HH INCOME**
\$76,986

**HOUSEHOLDS**
88,250

**TRAFFIC COUNTS**
UNION DEPOSIT - 33,515 VPD
I-83 - 121,173 VPD

15 MINUTE DRIVE TIME DEMOGRAPHICS



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