

# 3951 UNION DEPOSIT ROAD

HARRISBURG, PA | 17109



**±4,494 SF  
FOR LEASE**

# PROPERTY OVERVIEW

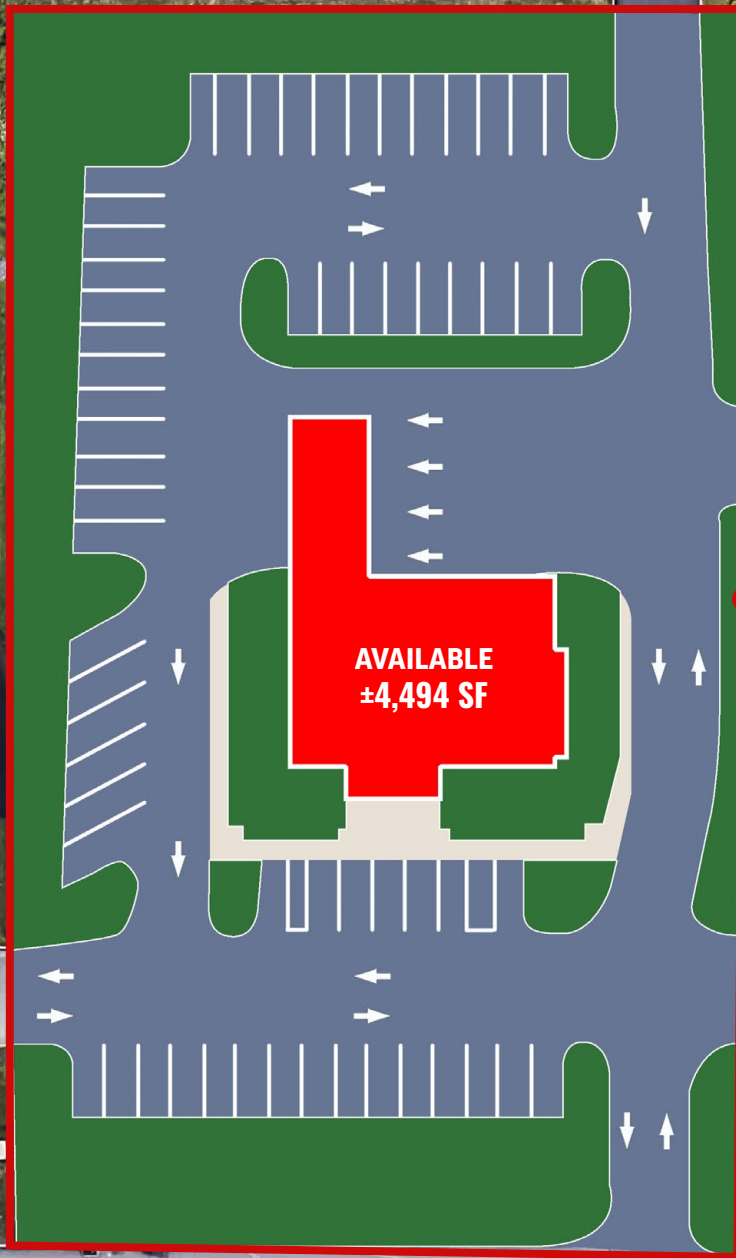
3951 Union Deposit Road is a 4,494 square-foot free standing retail building with a drive-thru, located in the Harrisburg, PA market, along Union Deposit Road (38,000 VPD). The site presents a unique opportunity for a user to enter into a strong Harrisburg market with great visibility and access, as well as convenient access to Interstate 83. The property is in close proximity to national retailers such as, Weis Markets, Starbucks, Sheetz, Texas Roadhouse, Price Rite, Ashley Furniture, and Crunch Fitness, just to name a few.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	89,885	182,797	261,621
EMPLOYEES	59,150	140,330	177,719
AVERAGE HHI	\$69,255	\$77,901	\$84,269
HOUSEHOLDS	36,961	78,399	110,429

TRAFFIC COUNTS: **UNION DEPOSIT RD** (±38,000 VPD)

# SITE PLAN



1.32 ACRES

AVAILABLE  
±4,494 SF

UNION DEPOSIT ROAD

# MARKET OVERVIEW

## DAUPHIN PLAZA SHOPPING CENTER



**SITE**

## UNION SQUARE MALL



## THE POINT SHOPPING CENTER



UPMC

UPMC

±115,000 VPD

±38,000 VPD

## 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:



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## CONTACT US

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## 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.

