

AVAILABLE FOR LEASE

THE POINT SHOPPING CENTER

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

4203 Union Deposit Road | Harrisburg, PA 17111



Burlington



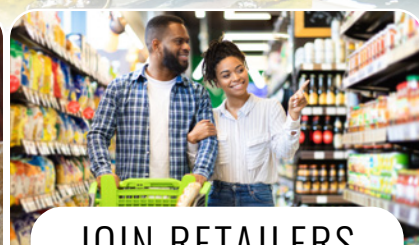
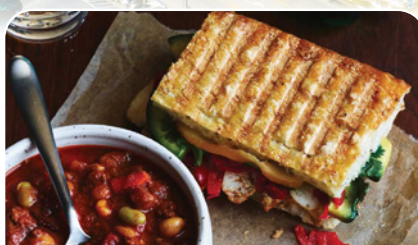
home OUTLET
Kitchens, Baths, Floors & More



PLATO'S CLOSET

GIANT

Staples



JOIN RETAILERS

GIANT

Burlington

Panera BREAD®

Staples

DOLLAR TREE

A recently renovated and expanded Giant Food Store anchors The Point Shopping Center. This property offers an ideal mix of stores on a national and local level, with categories in fast casual food, professional services and discount retail. Its tenants include Burlington Coat Factory, Staples, Dollar Tree and Panera Bread. The Point has a highly visible location on I-83 and Union Deposit Road, and also benefits from easy accessibility to nearby office and medical buildings, solid surrounding residential communities and strong grocer loyalty.

ANCHOR TENANTS

- Giant** - 73,042 SF
- Burlington** - 44,147 SF
- Barton's Home Outlet** - 26,553 SF
- Autozone** - 24,890
- Staples** - 24,000 SF

MAJOR RETAILERS

- Dollar Tree** - 8,140 SF
- PA Wine and Spirits** - 8,008 SF
- Infinitos** - 5,750 SF
- Plato's Closet** - 5,200 SF
- Panera Bread** - 5,188 SF
- Aspen Dental** - 4,482 SF
- Burger King** - 3,500 SF
- Supercuts** - 1,508 SF

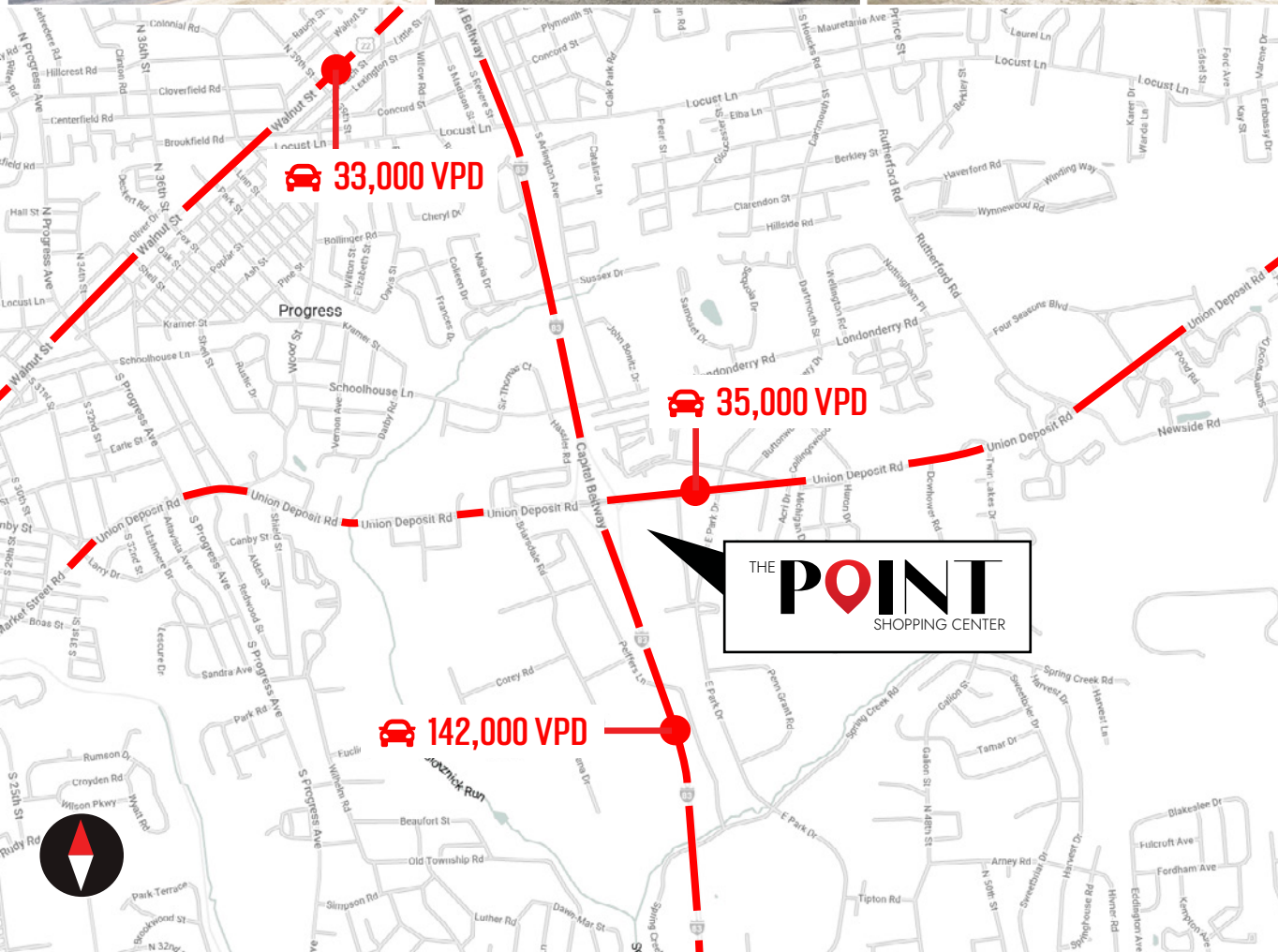
AVAILABLE SPACE

± 1,508 - 4,482 SF



PROPERTY LOCATION

The Point is ideally positioned next to the Interstate 83 on and off ramp, making it also easily accessible from Route 22 and Interstate 81. Union Deposit Road has become one of Harrisburg's few retail hubs, pulling traffic from surrounding markets. Major retailers in the area include Crunch Fitness, Lowe's, Starbucks, Big Lots, Price Rite, and many more.



TRADE AREA

Adding to the stability of the market are the 10-mile radius and 20-minute drive time demographics. Within a 20-minute drivetime, you will find 309,397 people in 128,596 households with an average annual income of \$85,190. The 10-mile radius demographics are even stronger, showing 375,237 people in 154,608 households with an average annual income of \$89,775. The area daily traffic is also attributed to the +/- 15,000 businesses and and +/- 235,000 employees in the general area.

| DEMOGRAPHICS | 1 MILES | 5 MILES | 10 MILES |
|------------------|----------|----------|----------|
| POPULATION | 9,185 | 186,326 | 375,237 |
| TOTAL EMPLOYEES | 7,674 | 135,504 | 235,757 |
| TOTAL HOUSEHOLDS | 4,365 | 77,696 | 154,608 |
| AVG HHI | \$67,275 | \$75,835 | \$89,775 |

ANNUAL VISITS



Annual Visits
60.4K



Annual Visits
367.6K
8/28 State Ranking

FINE WINE & GOOD SPIRITS

Annual Visits
63.3K
15/134 State Ranking



Annual Visits
1.3M
19/146 State Ranking



Annual Visits
121.7K



Annual Visits
71.2K

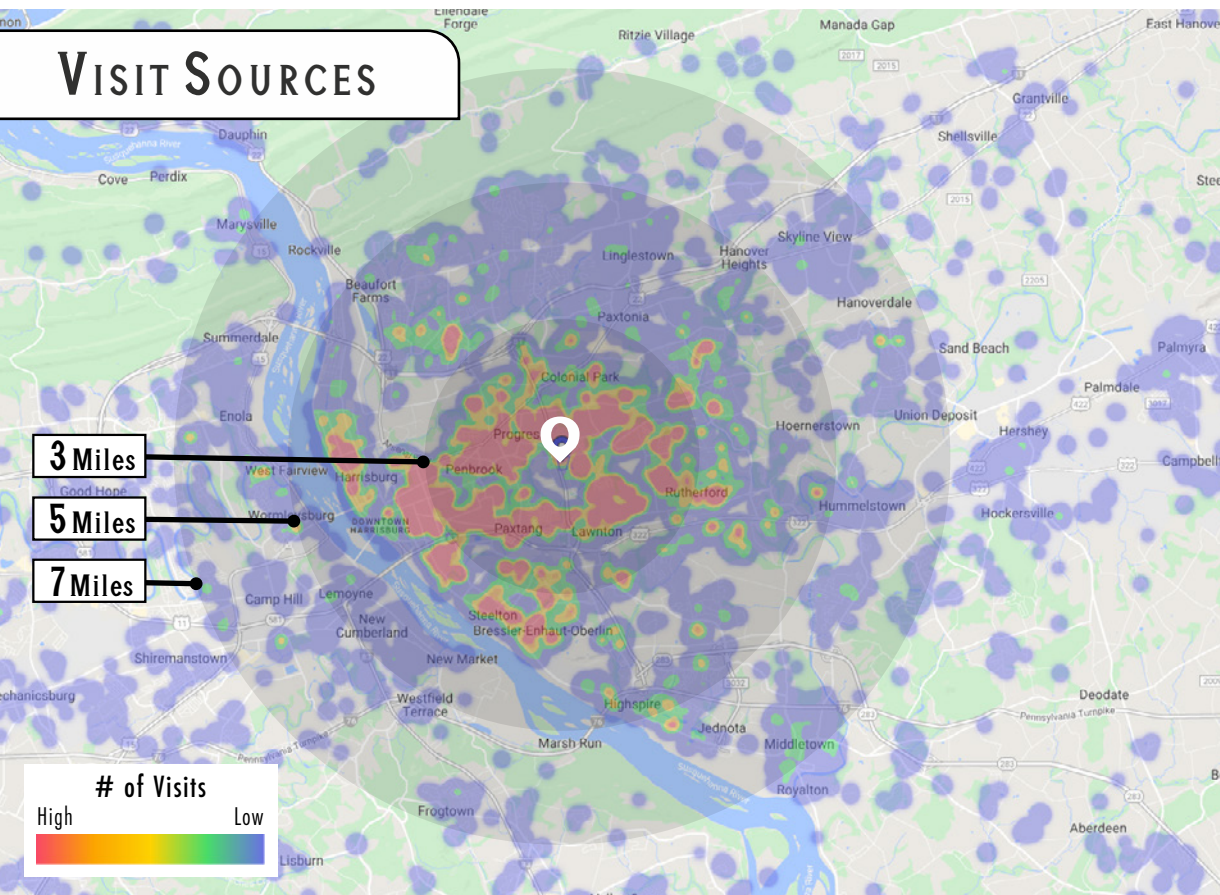


Annual Visits
124.4K



Annual Visits
193.5K
11/415 State Ranking

VISIT SOURCES



TOP TENANTS

GIANT
1.3M Visits

Burlington
367.6K Visits

DOLLAR TREE
124.4K Visits

CENTER OVERVIEW

| | |
|------------------------|--------|
| ANNUAL VISITS | 2.5M |
| ANNUAL VISITORS | 397.4K |
| ANNUAL VISIT FREQUENCY | 6.37 |
| AVG. DWELL TIME | 44 min |

SITE PLAN

| SPACE | TENANT | AREA (SQ FT) |
|-------|----------------------------|--------------|
| 1 | Staples | 24,000 |
| 2 | AVAILABLE | 1,508 |
| 3 | Vina Nails | 1,245 |
| 4 | Giant | 73,042 |
| 5 | Beauty Point Beauty Supply | 6,500 |
| 6 | Autozone | 24,890 |
| 7 | Plato's Closet | 5,200 |
| 8 | PA Wine and Spirits Store | 8,008 |
| 9 | AVAILABLE | 2,550 |
| 10 | Boost Mobile | 1,600 |
| 11 | Infinitos | 5,750 |
| 12A | Barton's Home Outlet | 26,553 |
| 12B | Burlington | 44,147 |
| 13 | Santander Bank | 3,200 |
| 14 | Burger King | 3,500 |
| 15 | Panera Bread | 5,188 |
| 16 | AVAILABLE | 4,482 |
| 17 | Aspen Dental | 4,482 |
| 18 | Dollar Tree | 8,140 |
| 19 | Giant Fuel | 3,585 |
| 20 | Citizens Bank | 3,055 |



83

±142,000 VPD

GIANT

Staples

Union Deposit - ±35,000 VPD



RETAIL MARKET AERIAL

Dauphin Plaza

Price Rite MARKETPLACE Ashley HOMESTORE BIG LOTS! CRUNCH
ESLIE'S SWIMMING POOL SUPPLIES DOLLAR GENERAL SUBWAY
metroPCS SALLY BEAUTY SUPPLY H&R BLOCK

LOWE'S

UPMC
LIFE CHANGING MEDICINE
145 Beds

Eagle's Crest
APARTMENT HOMES

Little Caesars
IHOP AT&T

DUNKIN'

Hampton Inn

Arby's

P.J. WHELIHAN'S
Waffle House

Ritas

OUTBACK

Fulton Bank

Wendy's

SHEETZ

McDonald's

Express

RITE AID

THE POINT SHOPPING CENTER

GIANT FINE WINE & GOOD SPIRITS
Staples DOLLAR TREE
Burlington AspenDental
Panera BREAD home OUTLET BURGER KING
Kitchens, Baths, Floors & More

Union Square SC

weis Gabe's Advance Auto Parts
MAJIK DOLLAR TREE
GameStop THE SALT AND PEPPER STARBUCKS

Best Western



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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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