

AVAILABLE FOR LEASE

THE **POINT**
SHOPPING CENTER

4203 Union Deposit Road | Harrisburg, PA 17111

Bennett WILLIAMS
COMMERCIAL REAL ESTATE



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

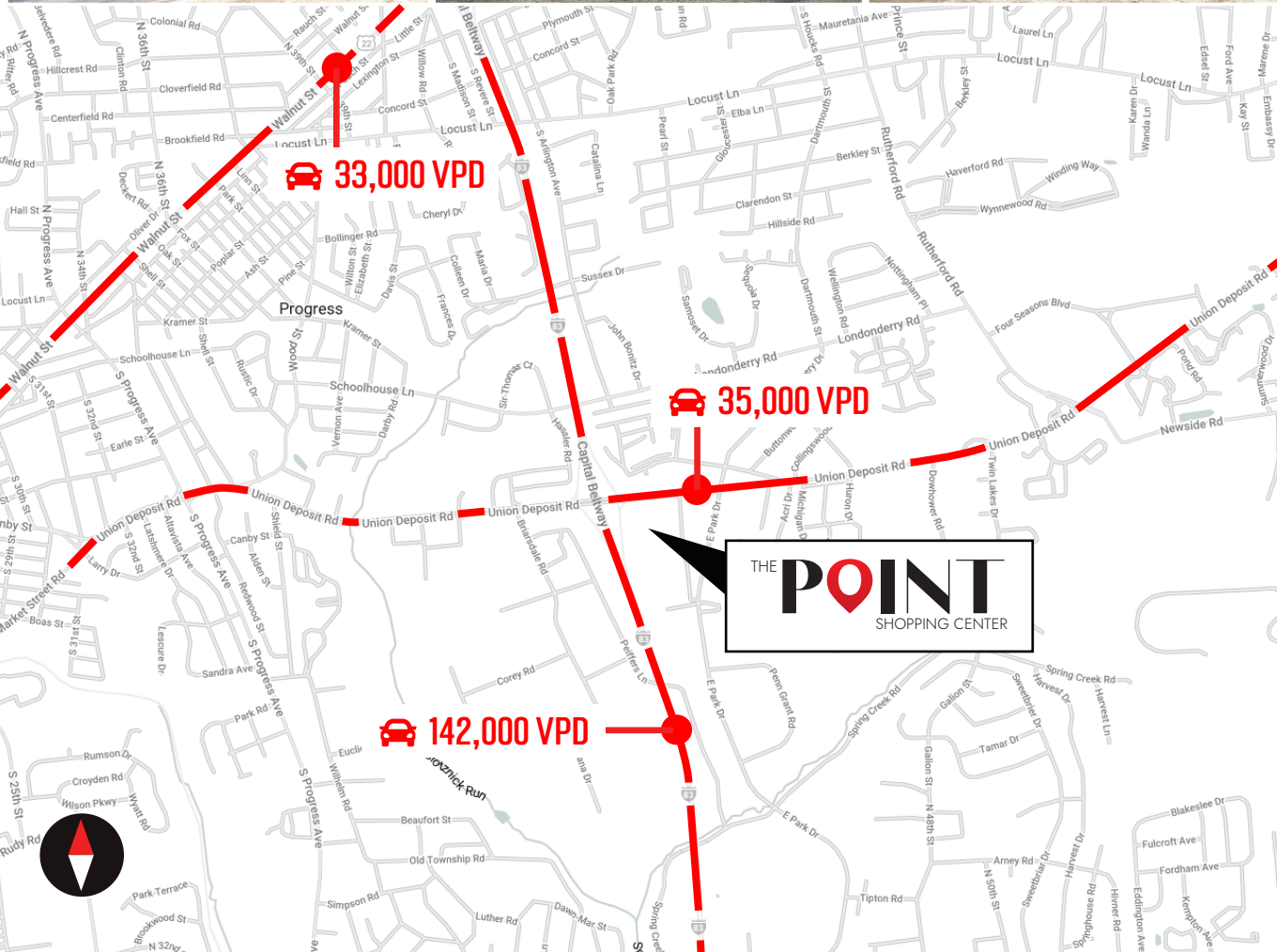
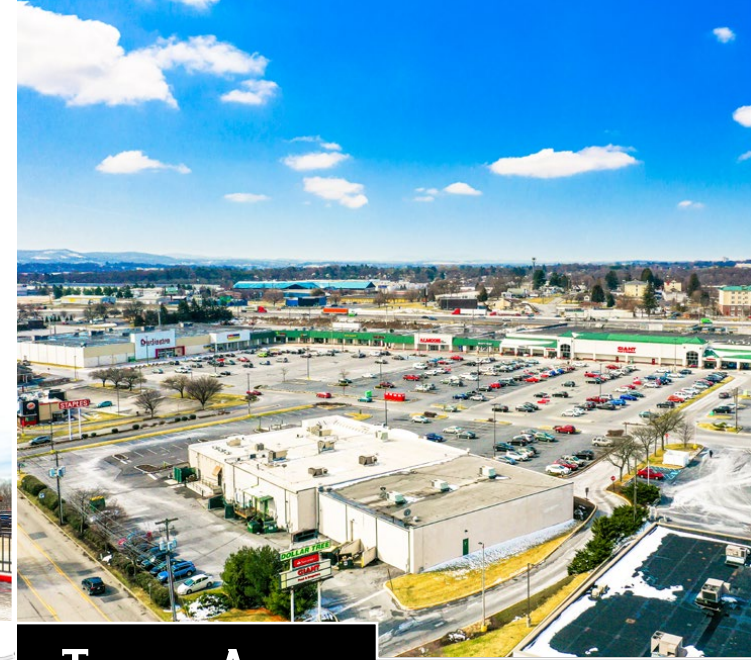
AVAILABLE SPACE

±2,550 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

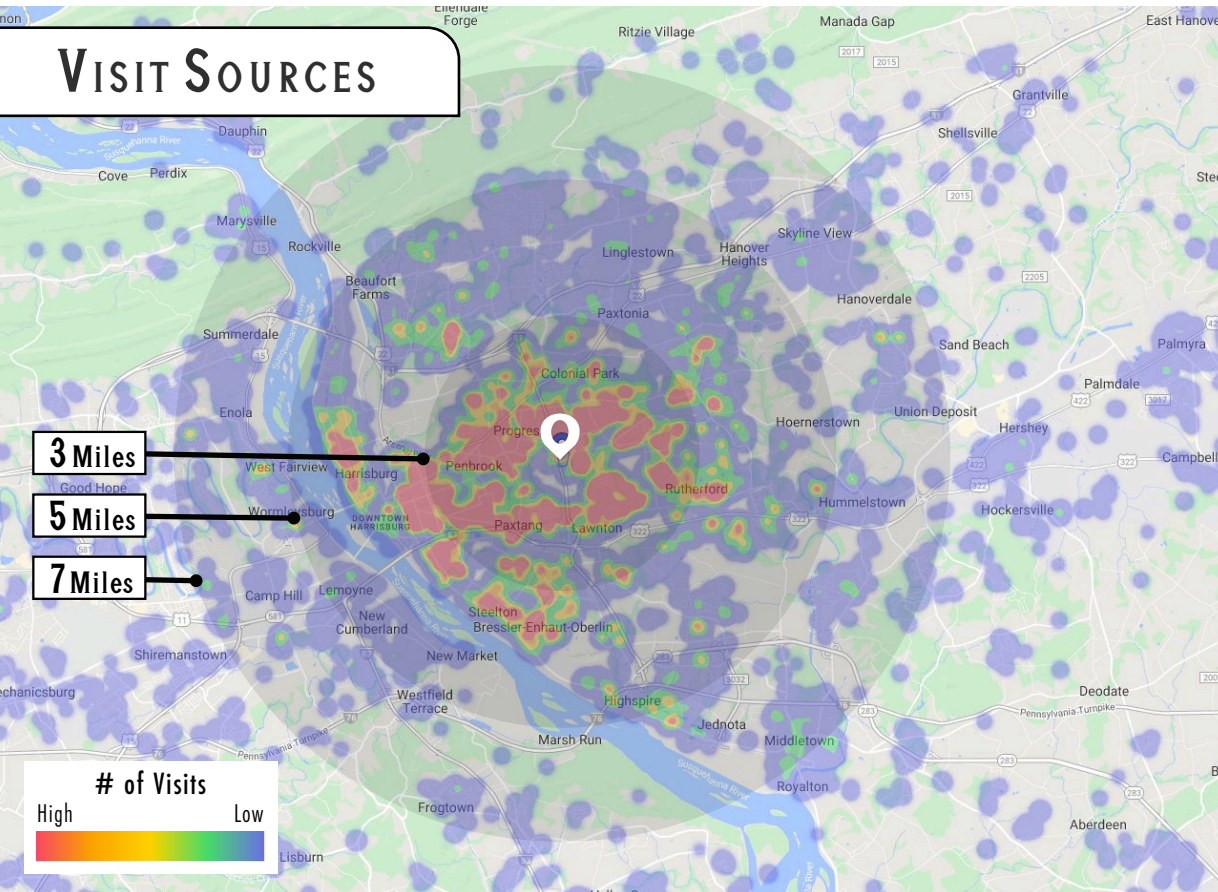


Annual Visits
124.4K



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

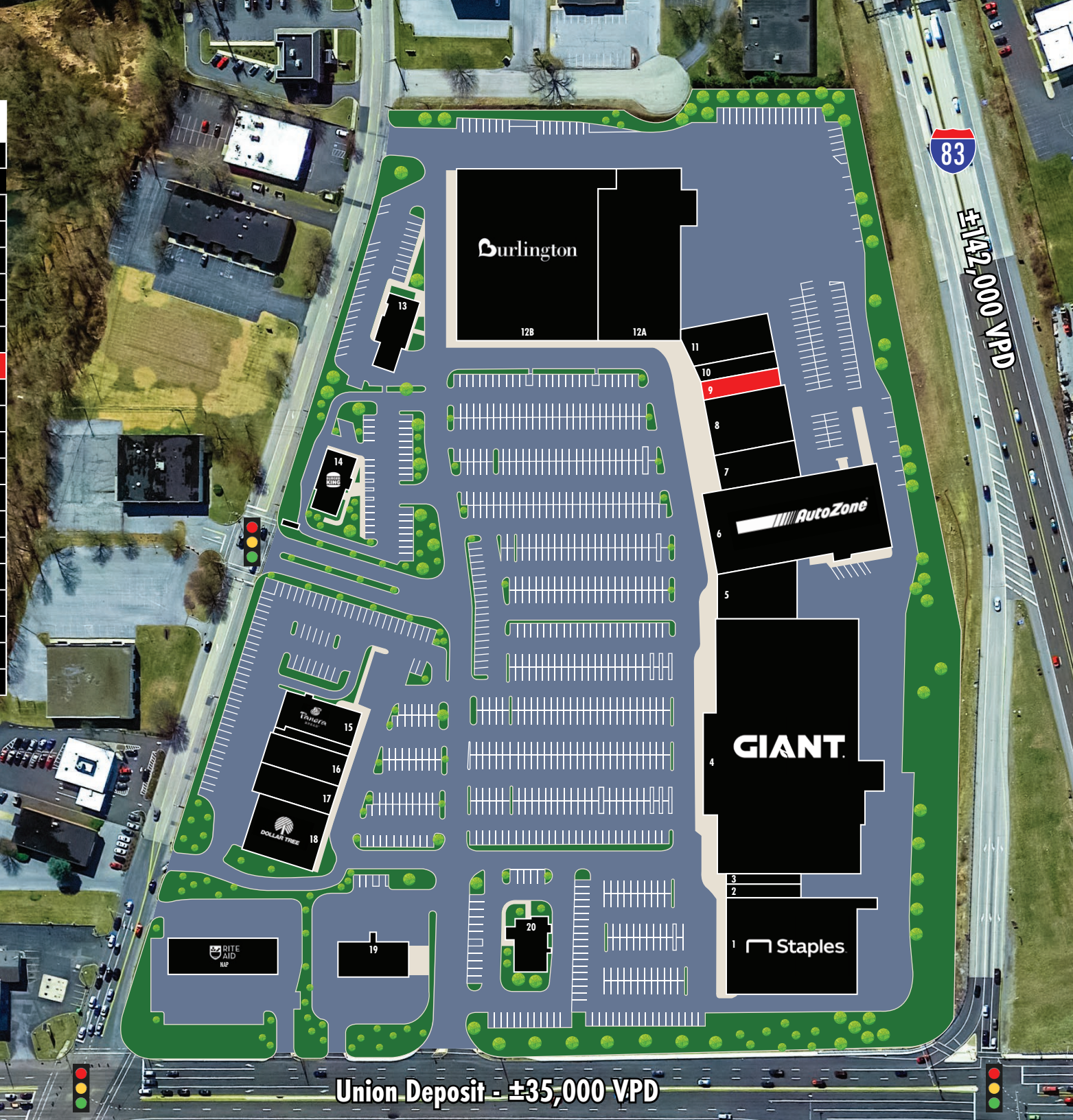
CENTER OVERVIEW

| | |
|------------------------|--------|
| 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 | Buffalo Wild Wings Go | 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 | Rituals for Beauty | 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 | Shinjuku Station | 6,190 |
| 17 | Aspen Dental | 4,482 |
| 18 | Dollar Tree | 8,140 |
| 19 | Giant Fuel | 3,585 |
| 20 | Citizens Bank | 3,055 |



RETAIL MARKET AERIAL

Dauphin Plaza



Eagle's Crest
APARTMENT HOMES



Union Square SC



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.

AGENTS:

BLAKE SHAFFER

bshaffer@bennettwilliams.com

AUSTIN ECKENRODE

austin@bennettwilliams.com

BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com

CHAD STINE

cstine@bennettwilliams.com

Phone: 717.843.5555

www.bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E. Chestnut St. Suite 1
West Chester, PA 19380

NJ OFFICE:

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

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