

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

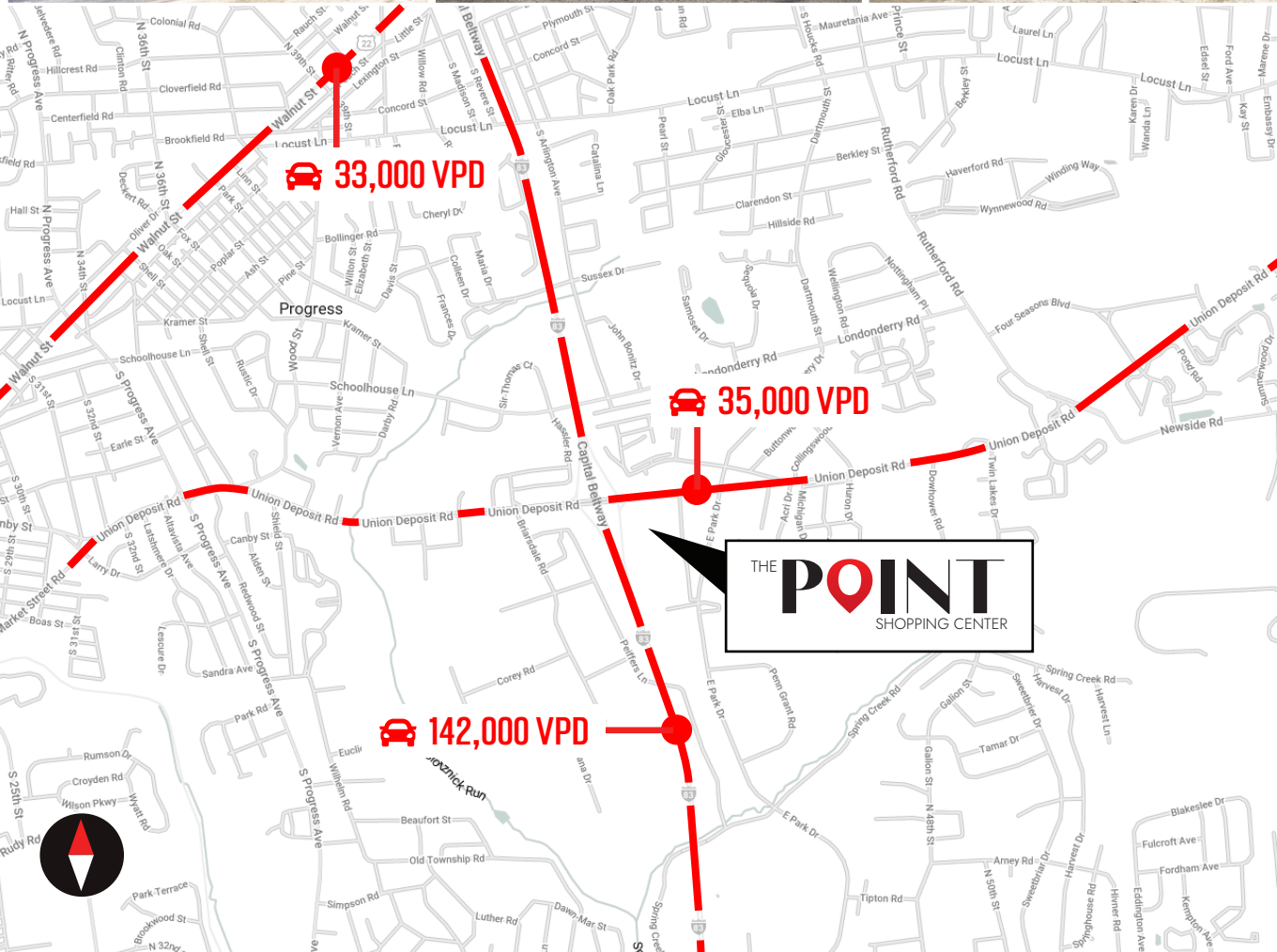
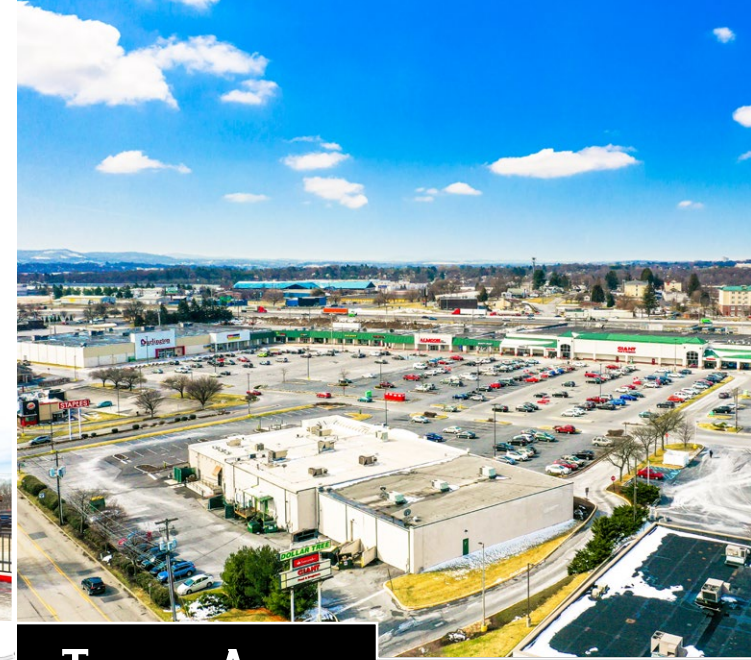
AVAILABLE SPACE

±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

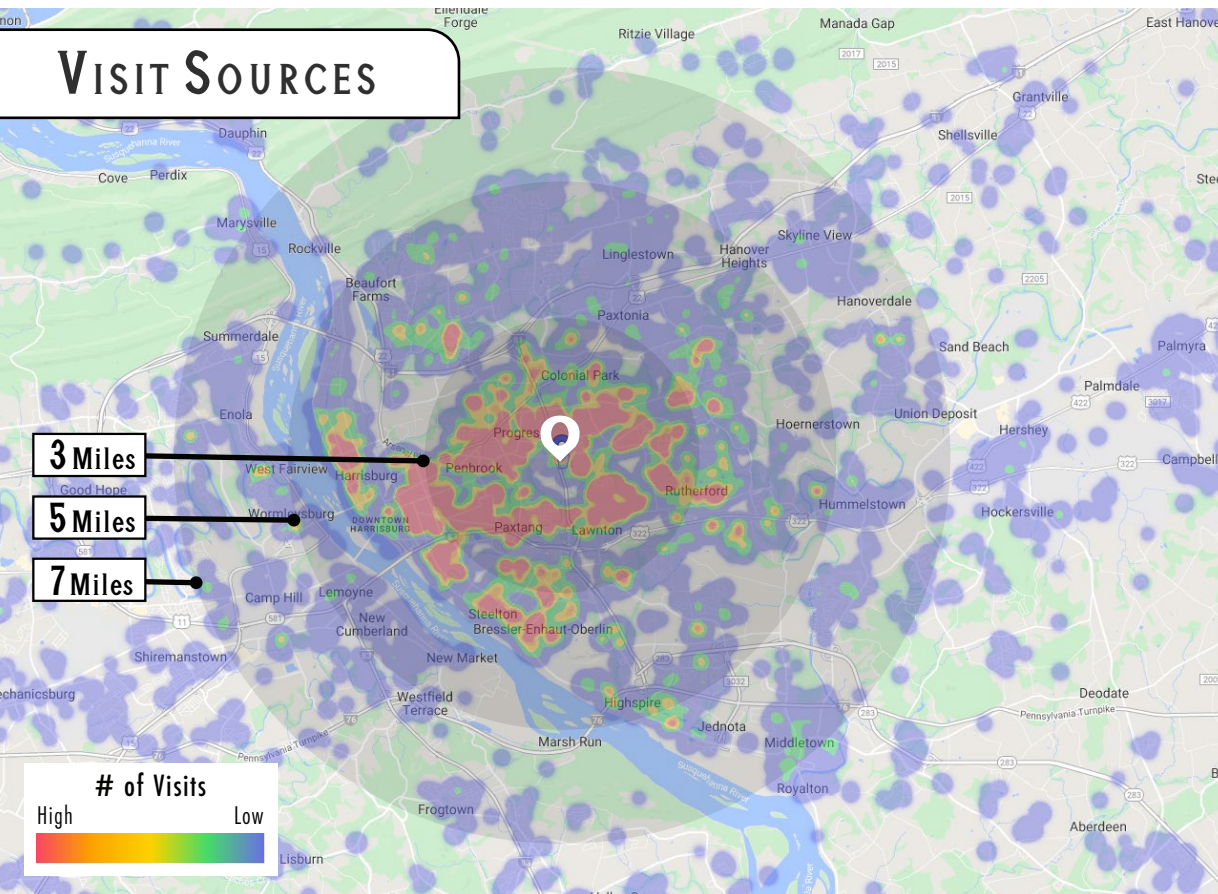


Annual Visits
124.4K



Annual Visits
193.5K
11/415 State Ranking

VISIT SOURCES



TOP TENANTS

GIANT

1.3M Visits



367.6K Visits



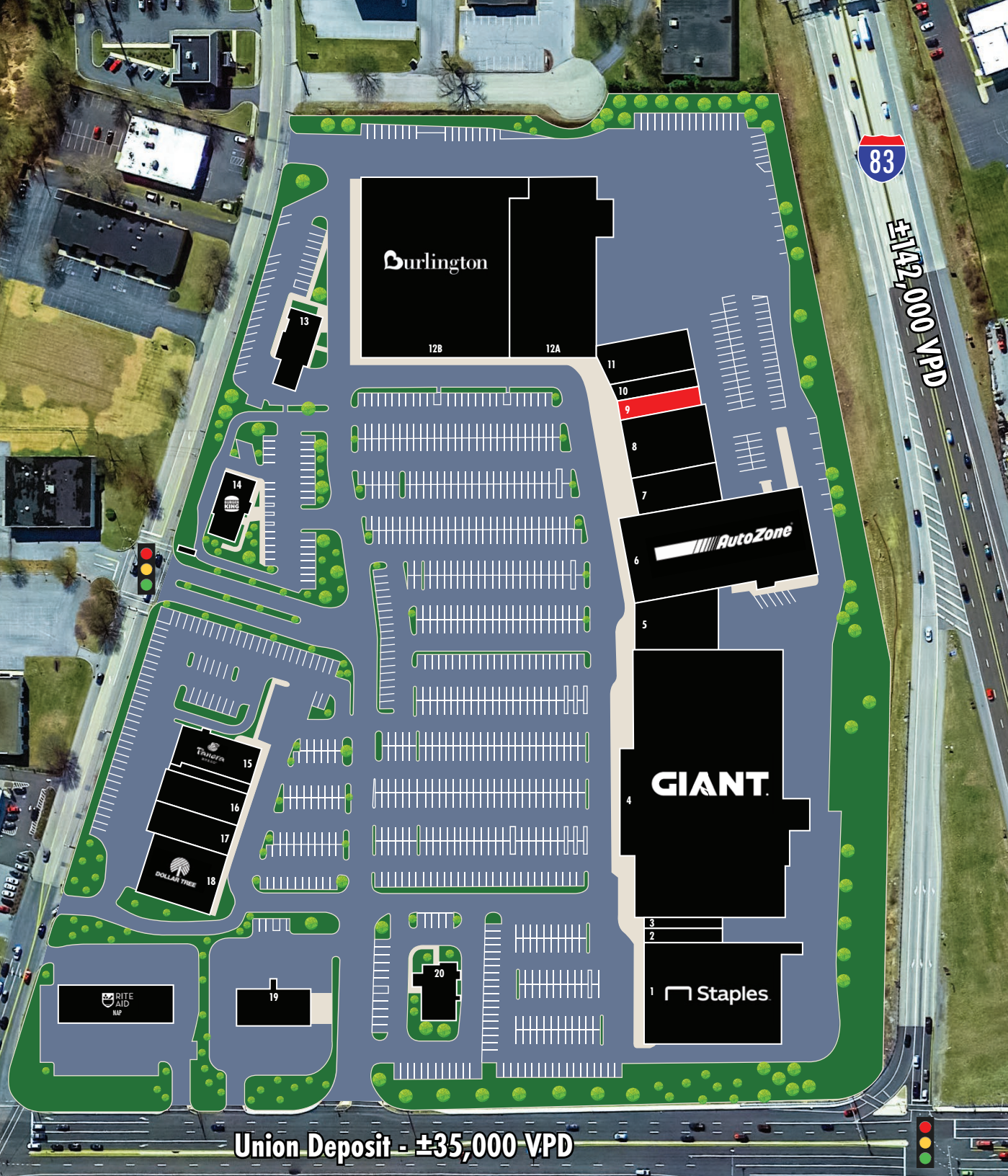
124.4K Visits

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

Price Rite
Ashley HOMESTORE
BIG LOTS
CROUCH
DOLLAR GENERAL
SUBWAY
metroPCS
SALLY BEAUTY SUPPLY
H&R BLOCK

Lowe's

Eagle's Crest
APARTMENT HOMES

DUNKIN'

Hampton Inn

Arby's

Little Caesars
IHOP
AT&T

RITE AID

P.J. Whelihan's
Waffle House

Ritas

Sheetz

McDonald's

Exxon

Outback

Fulton Bank

Wendy's

Fairfield

TEXAS

Union Square SC

weis
Gabe's
Advance Auto Parts
MAJIK
DOLLAR TREE
GameStop
The Salvation Army
Starbucks
J&J

Best Western

THE POINT
SHOPPING CENTER

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



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

ASHLEE LEHMAN

alehman@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

COMMERCIAL BROKERAGE. **REDEFINED.**

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.