

Former **SUPERCUTS**

4203 Union Deposit Road | Harrisburg, PA 17111

For Sub-Lease



Property Overview

Located within The Point Shopping Center at 4203 Union Deposit Road in Harrisburg, is a 1,508 square foot former salon space for sub-lease. The site benefits from ample parking, great exposure and visibility, and pylon signage. Other tenants within the center include Giant Food Stores, Burlington, Plato's Closet, Dollar Tree, and Panera, just to name a few. The center is a total of 260,327 square feet and is almost 90% leased.



Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

4203 Union Deposit Road

Harrisburg, PA 17111

For **Sub-Lease**
±1,508 SF

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.

THE POINT SC STATS



VISITS PER YEAR

2.6 Million



AVG. DWELL TIME

44 Minutes



STATE RANKING

113/292



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's daily traffic is also attributed to the +/- 15,000 businesses and +/- 235,000 employees in the general area.



Burlington

Annual Visits: 327.7K
10/27 State Ranking

FINE WINE & GOOD SPIRITS

Annual Visits: 72.7K
14/165 State Ranking

GIANT

Annual Visits: 1.4 M
13/148 State Ranking

Site

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	92,551	187,047	266,702
TOTAL EMPLOYEES	53,079	140,641	182,650
AVERAGE HHI	\$67,112	\$77,390	\$84,575
TOTAL HOUSEHOLDS	36,985	77,619	110,680

TRAFFIC COUNTS

Union Deposit - ±35,000 VPD | I-83 - ±142,000 VPD



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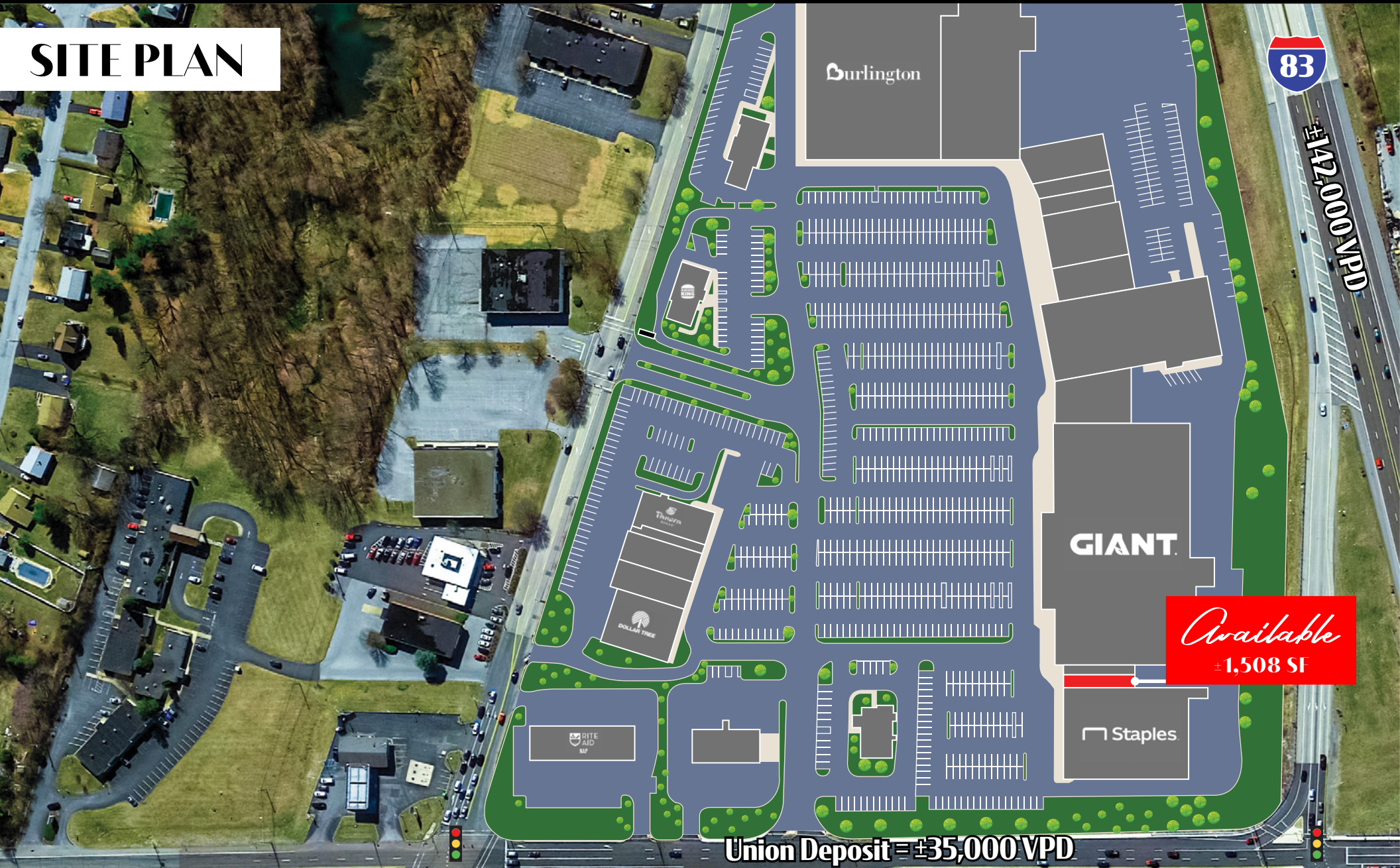
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SITE PLAN



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MARKET AERIAL



UPMC
LIFE-CHANGING MEDICINE
145 Beds

Dauphin Plaza

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

Lowe's

Eagle's Crest
APARTMENT HOMES

Little Caesars
IHOP
AT&T

DUNKIN'

Houston Inn

Arby's

RITE AID

P.J. Whelihan's

Waffle House

Ritas

OUTBACK

Pulmon Bank

Wendy's

Sheetz

McDonald's

Site

The Point SC

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

BW Best Western

Union Square SC

weis Gabe's Advance Auto Parts
MAJIK DOLLAR TREE
GameStop
THE SAVANNAH ARMY
Starbucks
J&J



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RETAIL BROKERS NETWORK

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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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