

4337-4341 UNION DEPOSIT RD

HARRISBURG, PA | 17111

For Lease
3,600 SF



Cait Courtney | Dave Nicholson | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

4337-4341 UNION DEPOSIT RD

HARRISBURG, PA | 17111

3,600 SF
AVAILABLE

For Lease

Property Overview

4337-4341 Union Deposit Road is a commercial property located in Harrisburg, PA, in Dauphin County. There are two 3,600 square foot spaces available for lease. The site benefits from easy accessibility, ample parking, high exposure, and great visibility. 4337-4341 Union Deposit is zoned for Business Campus in Lower Paxton Township and is approved for a variety of uses which include but not limited to medical, office, professional service, and limited retail uses, just to name a few.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	85,492	186,254	264,864
TOTAL EMPLOYEES	52,103	138,047	181,532
AVERAGE HHI	\$71,778	\$78,809	\$85,307
TOTAL HOUSEHOLDS	34,713	77,461	110,509

TRAFFIC COUNTS: I-83 - ±82,923 VPD | Union Deposit Rd - ±12,338 VPD



4337-4341 UNION DEPOSIT RD

HARRISBURG, PA | 17111

3,600 SF
AVAILABLE

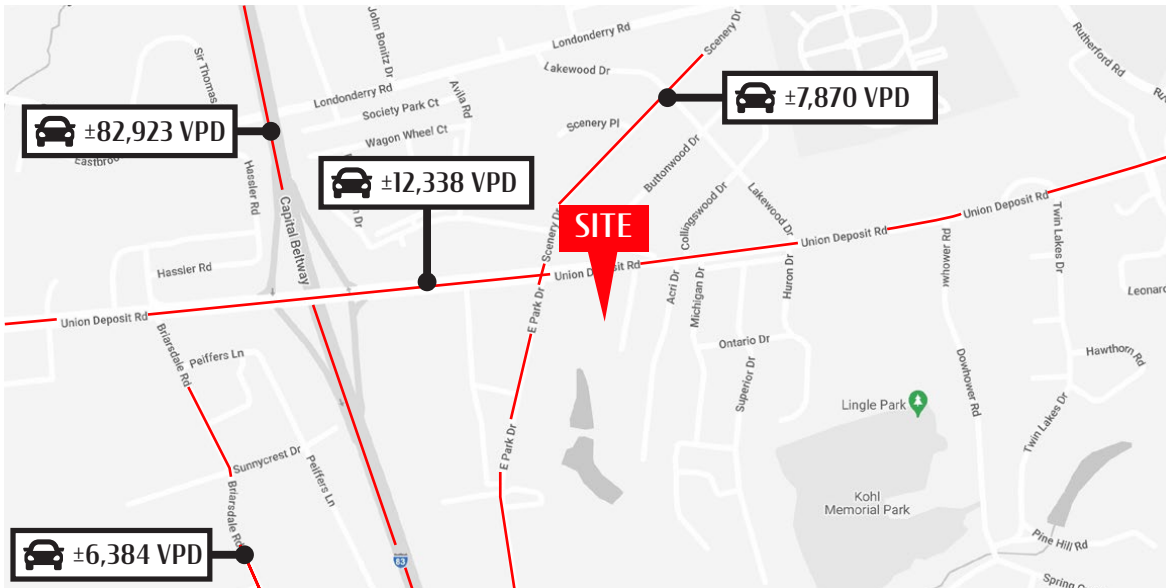
For Lease

Location

Union Court is ideally located on Union Deposit Road, which is one of Harrisburg's main retail corridors and travel arteries. The center is right down the street from the Interstate 83 on and off ramp, making the site easily accessible to surrounding markets. Nearby National Retailers include Lowe's, Burlington, Big Lots, Giant Grocery, and many more.

Trade Area

Demographics are strong showing 317,294 people in a 20-minute radius within 132,493 households with an annual income of \$87,937. The demographics for a 10-mile radius are even stronger showing 376,501 people within 155,590 households with an annual income of \$90,390. Adding to the stability of the market in not only the residential population but also the +/- 15,000 business and +/- 250,000 employees in the general area.

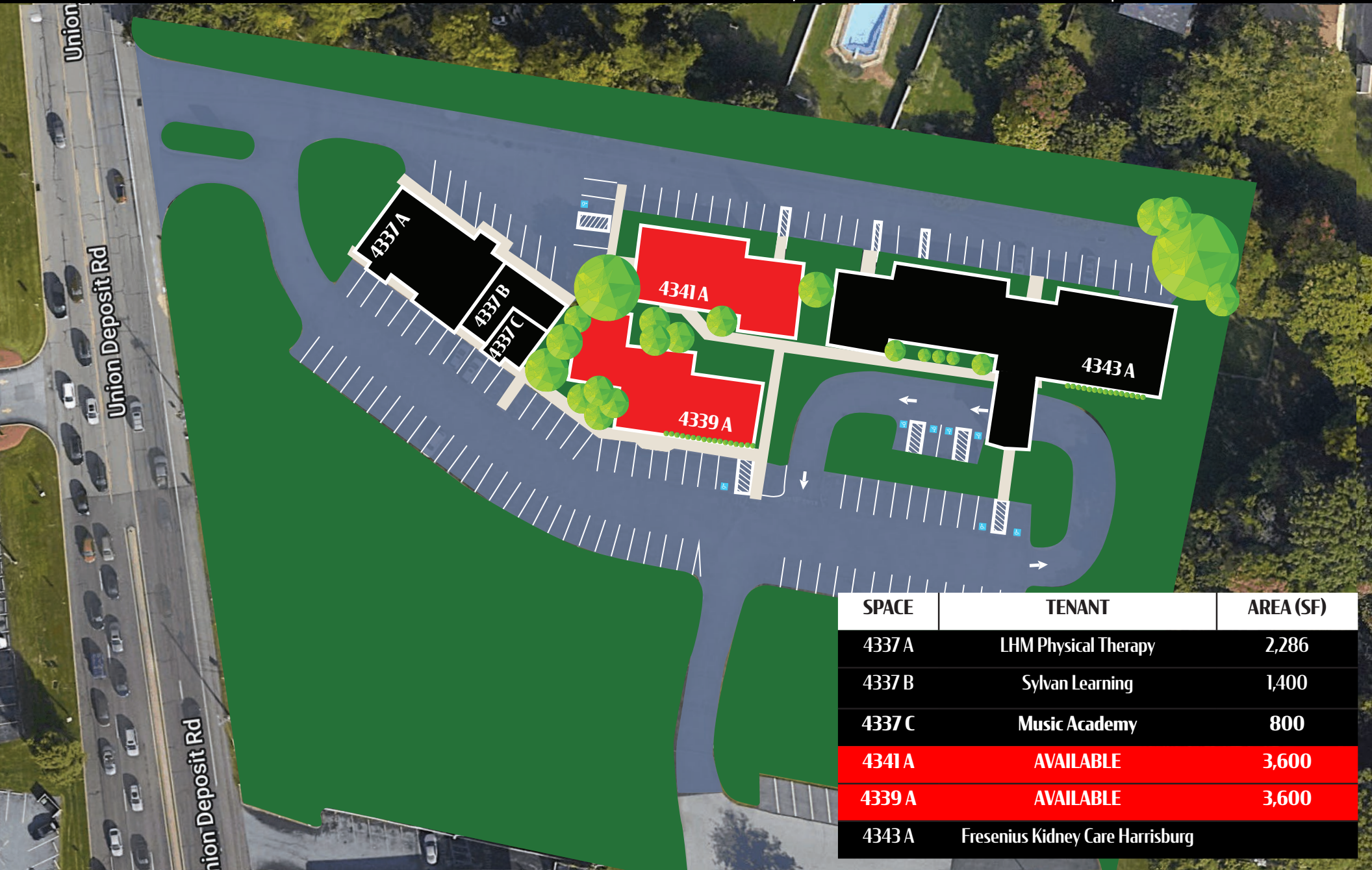


4337-4341 UNION DEPOSIT RD

HARRISBURG, PA | 17111

3,600 SF
AVAILABLE

For Lease



SPACE	TENANT	AREA (SF)
4337 A	LHM Physical Therapy	2,286
4337 B	Sylvan Learning	1,400
4337 C	Music Academy	800
4341 A	AVAILABLE	3,600
4339 A	AVAILABLE	3,600
4343 A	Fresenius Kidney Care Harrisburg	



Cait Courtney | Dave Nicholson | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

4337-4341 UNION DEPOSIT RD

HARRISBURG, PA | 17111

3,600 SF
AVAILABLE

For Lease



Dauphin Plaza

Price Rite MARKETPLACE | Ashley HOMESTORE | BIG LOTS! | CRUNCH
LESLIE'S | DOLLAR GENERAL | SALLY BEAUTY | FIVE STAR WAY | metroPCS | H&R BLOCK

UPMC
145 Beds

The Point SC

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

Union Square SC

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

Bennett Williams

COMMERCIAL REAL ESTATE

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:



Cait Courtney

CCourtney@bennettwilliams.com



Dave Nicholson

DNicholson@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

