

4337-4341 UNION DEPOSIT RD

HARRISBURG, PA | 17111

For Lease
3,600 SF



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



COMMERCIAL BROKERAGE. *Redefined.*

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AVAILABLE

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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



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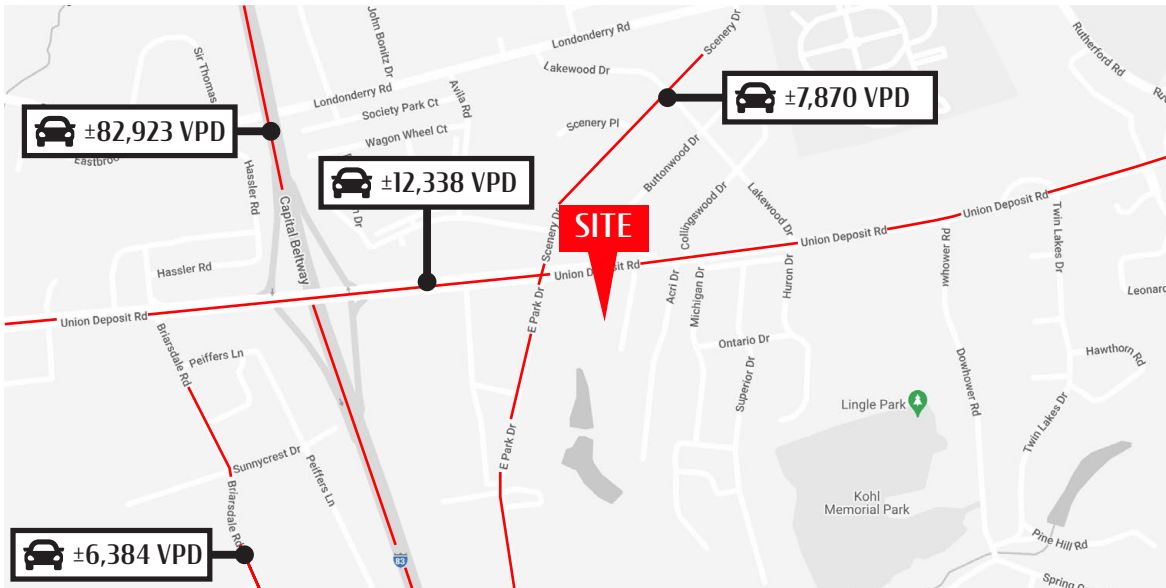
For Lease

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.





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	



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UPMC
145 Beds

Dauphin Plaza

Price Rite MARKETPLACE
Ashley HOMESTORE
BIG LOTS!
CRUNCH
LESLIE'S
DOLLAR GENERAL
SALLY BEAUTY
metroPCS
Sally Beauty
H&R BLOCK

LOWE'S

Eagle's Crest
APARTMENT HOMES

Little Caesars
IHOP
AT&T

DUNKIN'

Hampden Inn

Arby's

P.J. WHELIHAN'S
Waffle House
Pitas

RITE AID

SITE

OUTBACK
Fulton Bank
Wendy's
SHEETZ
McDonald's
Express

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 SALVATION ARMY
Starbucks
JJ



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ACTIVE MEMBER OF:
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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.

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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