

4337-4341 UNION DEPOSIT RD

HARRISBURG, PA 17111

For Lease
800-3,600 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 is +/- 800 to 3,600 square feet 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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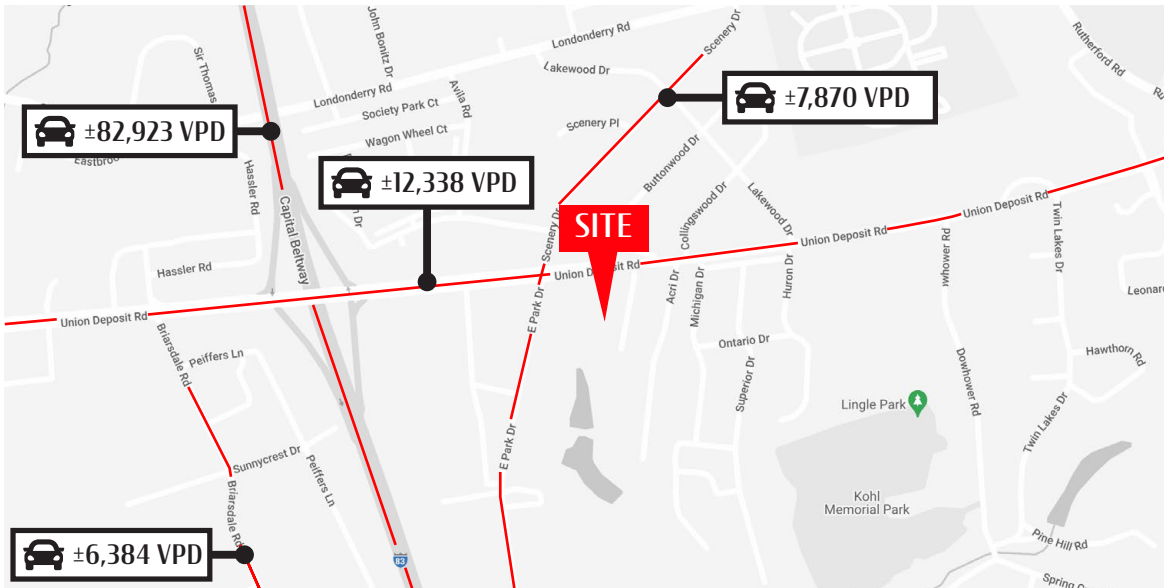
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Location

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.



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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.

LISTING AGENT(S):

Ashlee Lehman

ALehman@bennettwilliams.com

Dave Nicholson

DNicholson@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

CONTACT US

717.843.5555
www.bennettwilliams.com

