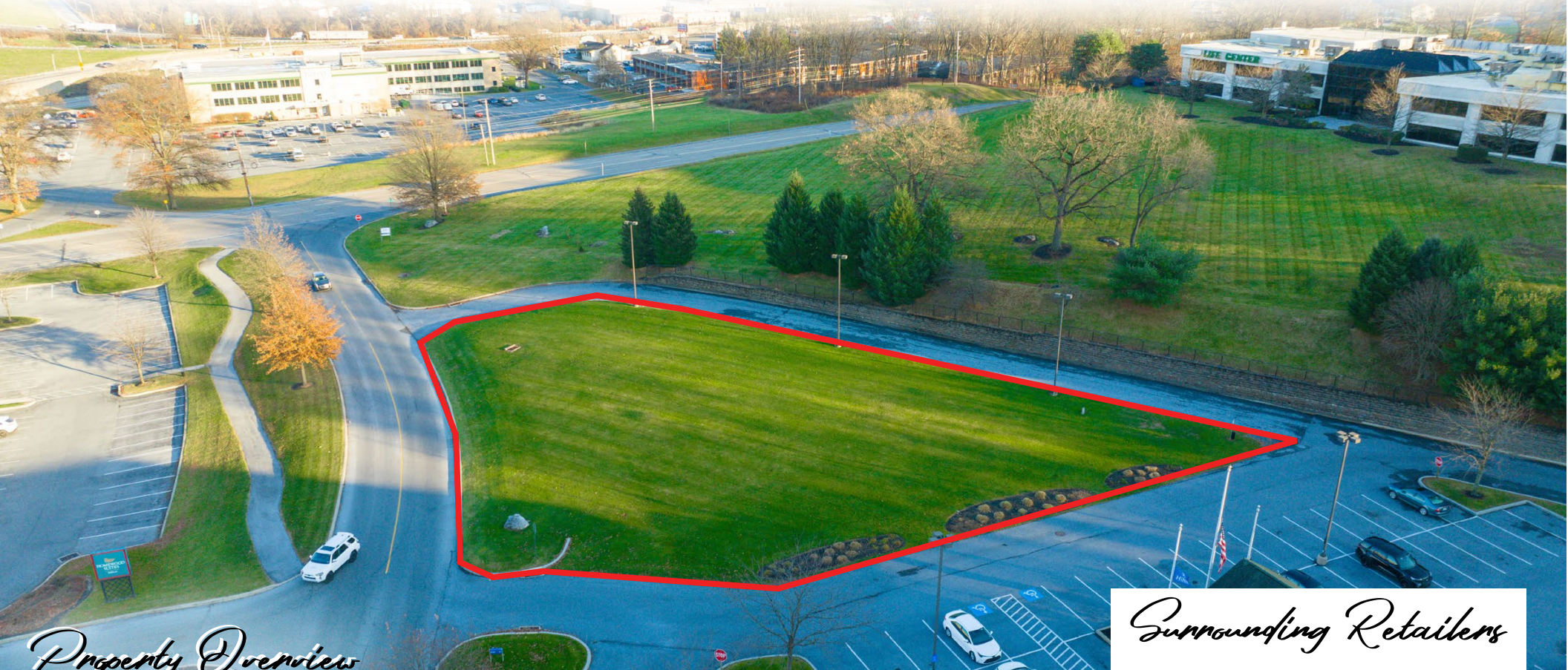


3943 TECPORT DRIVE

HARRISBURG, PA | 17111

± 5,000 SF

LEASE



Property Overview

3943 Tecport Drive features an outparcel of the region's Hilton Garden Inn. The parcel could accommodate a building up to 5,000 square feet and would be an ideal fit for any sit-down restaurant, quick-service restaurant, retail, medical, or office user looking to enter the Harrisburg market. Strategically positioned at the crossroads of Interstate 83 (56,620 VPD) and Interstate 283 (79,422 VPD), the pad at 3943 Tecport Drive benefits from its convenient access to major highways and surrounding retail such as Bass Pro Shops, Target, JC Penny, Petco, Chick Fil A, Starbucks, and more.

Surrounding Retailers



Cale Bruso | Adam Hagerman | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

3943 TECPORT DRIVE

± 5,000 SF For Lease

HARRISBURG, PA | 17111



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

80,521

176,533

278,122

TOTAL EMPLOYEES

45,177

122,281

173,993

AVERAGE HHI

\$81,398

\$92,038

\$103,141

TOTAL HOUSEHOLDS

32,012

74,271

115,778

TRAFFIC COUNTS: I-83 - ±56,620 VPD

I-283 - ±79,422 VPD



Cale Bruso | Adam Hagerman | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN



Cale Bruso | Adam Hagerman | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL



Kline Plaza

GIANT FAMILY DOLLAR
FINE WINE & GOOD SPIRITS

boost mobile | **McDonald's** | **Rainbow**

Swatara Square

GIANT | **Wendy's**
FINE WINE & GOOD SPIRITS

CVS pharmacy | **Jockey**
MATTRESS Warehouse | **Starbucks**

Walmart | **ALDI** | **sam's club**

High Pointe Commons

Target | **Starbucks** | **GameStop**
Jockey | **FAMOUS footwear**
FIVE GUYS | **Panera**
BURGERS and FRIES | **BREAD**
hair cuttery | **petco** | **Friendly's**

See Next Page For I-83 Expansion Plan

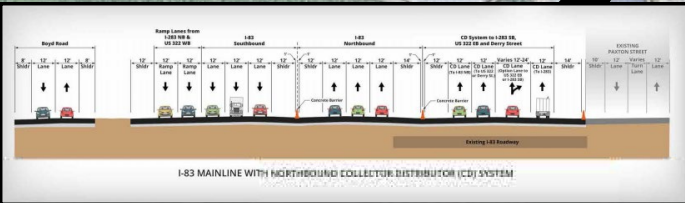
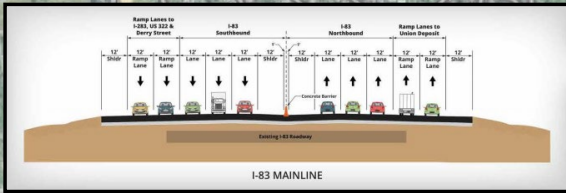
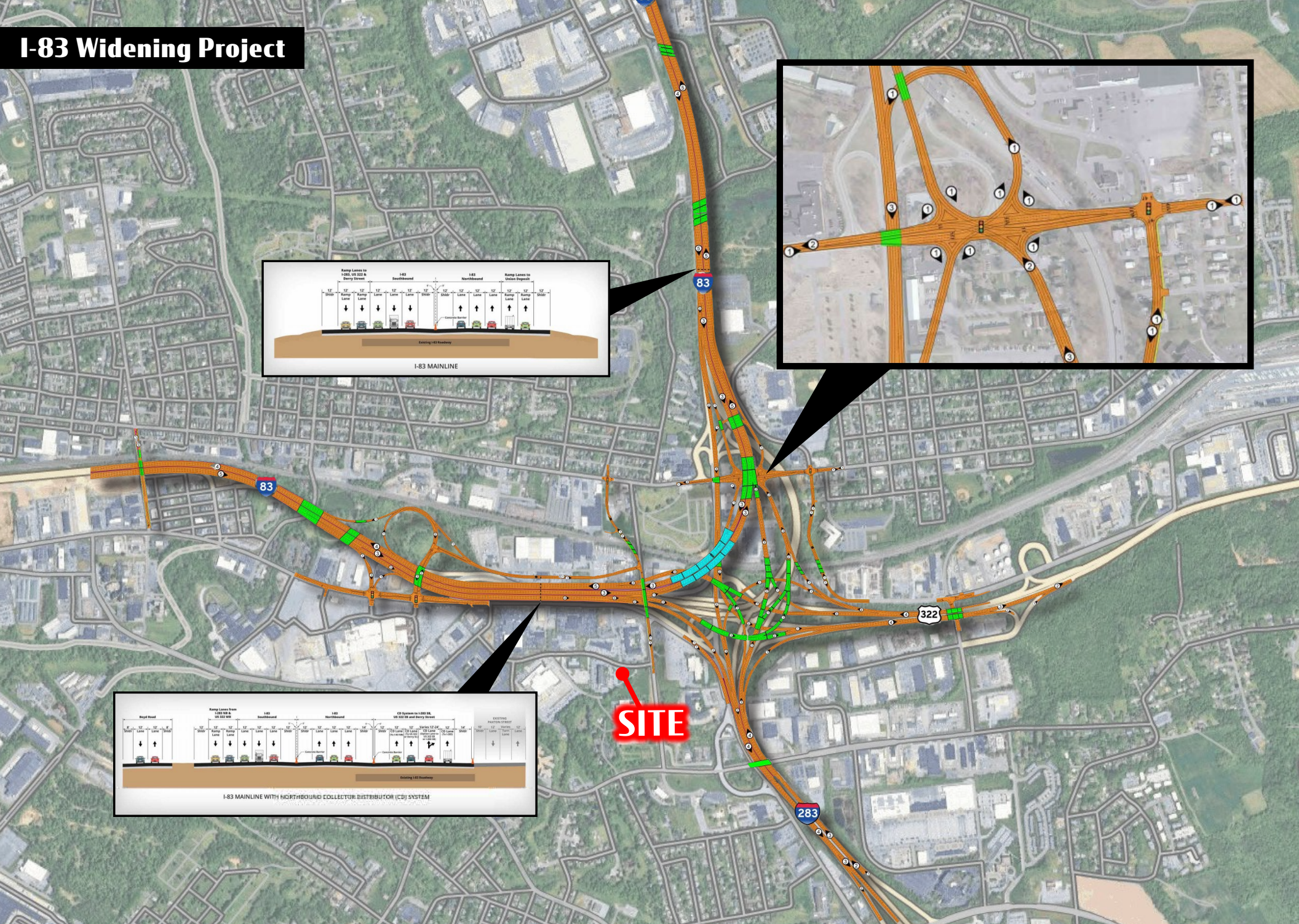
SITE

Swatara Exchange

3.03 ACRES

Site plan showing multiple building footprints and parking areas.

I-83 Widening Project



SITE

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:



Cale Bruso

CBruso@bennettwilliams.com



Adam Hagerman

AHagerman@bennettwilliams.com



Tyler Gettel

TGettel@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.

