

4299 UNION DEPOSIT RD

HARRISBURG, PA • 17111



±115,000 VPD

±38,000 VPD

UP TO 10,000 SF / 0.9 AC

FOR LEASE

NEARBY RETAILERS



PROPERTY OVERVIEW

Bennett Williams is pleased to present a prime retail opportunity positioned with exceptional frontage on Union Deposit Road in Harrisburg, PA. Located at the signalized intersection of East Park Drive and Union Deposit Road, this is the perfect location for retailers that have been looking to break into this market. It benefits from high visibility and high exposure, pylon signage on one of the market's major corridors, and potential for a drive through on an end cap. Come join National users like Panera Bread, Burger King, Sheetz, Gabes, Ashley Furniture, and Starbucks, just to name a few. Call us today for more information!



DEMOGRAPHICS



POPULATION
 5 MILE- 191,642
 7 MILE- 273,042
 10 MILE- 385,681



EMPLOYEES
 5 MILE- 123,772
 7 MILE- 160,644
 10 MILE- 216,949



AVERAGE HHI
 5 MILE- \$97,449
 7 MILE- \$105,724
 10 MILE- \$112,131



HOUSEHOLDS
 5 MILE- 79,330
 7 MILE- 113,354
 10 MILE- 158,953



MARKET OVERVIEW



DAUPHIN PLAZA SHOPPING CENTER

Price Rite MARKETPLACE | SUBWAY | CRUNCH
 Ocean State JOB LOT | P.J. WHELIHAN'S PUB AND RESTAURANT | Ritas
 WAFFLE HOUSE

UNION SQUARE MALL

weis | Gabes | Advance Auto Parts
 Starbucks | CHUCK E. CHEESE | DOLLAR TREE
 Great Clips | MAJIK
 TEXAS ROADHOUSE | CHIPOTLE MEXICAN GRILL | Once upon a child

THE POINT SHOPPING CENTER

GIANT | Burlington
 Auto Zone | FINE WINE & GOOD SPIRITS | BURGER KING
 DOLLAR TREE
 in finito's | Staples | Panera BREAD

UPMC (top center and right)

±115,000 VPD (along I-83)

±38,000 VPD (near SITE)

Logos on map: Lowe's, IHOP, Dunkin', Concentra urgent care, Hampton Inn, Arbys, McDonald's, SHEETZ, Wendy's, Fulton Bank, Fairfield, BWP, PREMIER BEST WESTERN, OneMain Financial, Capital Orthopedic Surgery Center, Fresenius Medical Care, Holiday Inn Express.

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

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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.

