

# 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



**SITE**

±38,000 VPD



## UNION SQUARE MALL



## THE POINT SHOPPING CENTER



ASHLEE LEHMAN | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*



# 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:



### Ashlee Lehman

alehman@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](http://www.bennettwilliams.com)

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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.

