

THE POINT SHOPPING CENTER

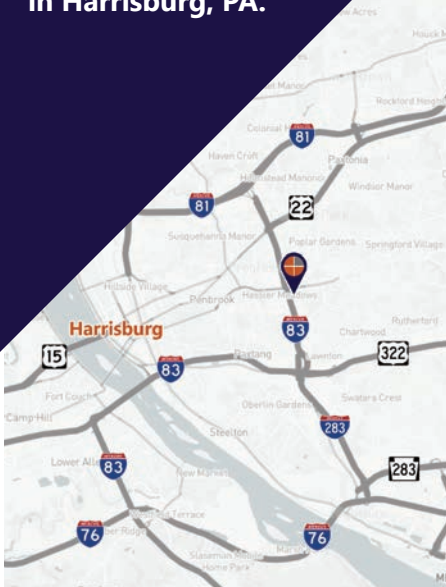
Lower Paxton Township | Dauphin County

4203 Union Deposit Rd. Harrisburg, PA 17111

FOR LEASE

Easily accessible shopping center from Interstate-83 and Union Deposit Rd. in Harrisburg, PA.

JOIN **GIANT** **Burlington** **Panera BREAD** **STAPLES** **DOLLAR TREE**



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Property is
Owned &
Managed by:



For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

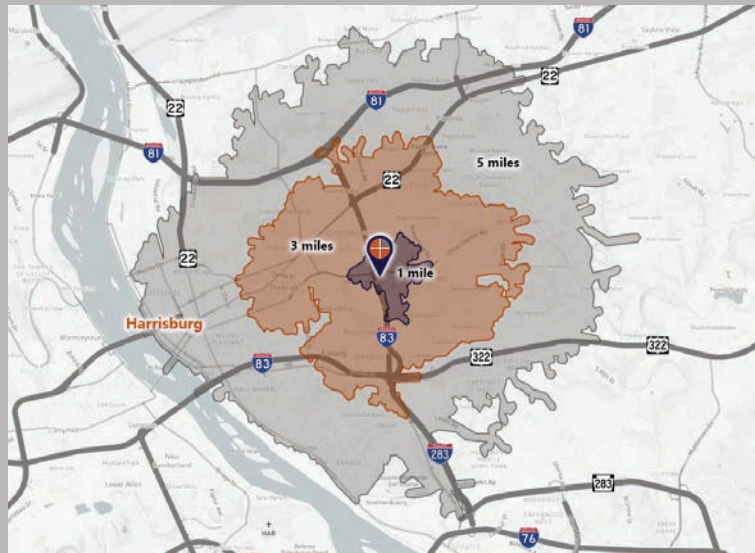


THE POINT SHOPPING CENTER

DEMOGRAPHICS

Variable	The Point Shopping Center		
	4302 Union Deposit Rd. Harrisburg, PA 17111		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	3,221	42,761	126,366
Population Density (Pop per Sq. Mile)	3,102.2	3,028.9	2,973.9
Total Daytime Population	9,294	44,696	173,111
Total Households	1,732	19,239	52,997
Per Capita Income	\$31,567	\$31,494	\$28,863
Average Household Income	\$62,512	\$70,261	\$68,791
Average Disposable Income	\$50,798	\$56,206	\$54,479
Aggregate Disposable Income	\$87,981,788	\$1,081,346,995	\$2,887,219,821
Total (SIC01-99) Businesses	236	1,837	5,754
Total (SIC01-99) Employees	7,437	28,120	122,668
Total (SIC01-99) Sales (\$)	\$655,064	\$4,694,098	\$16,374,698
Annual Budget Expenditures	\$94,736,539	\$1,161,816,612	\$3,146,462,937
Retail Goods	\$28,053,615	\$342,360,468	\$925,618,305

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

A recently renovated and expanded Giant Food Store anchors The Point shopping center. This property offers an ideal mix of stores on a national and local level, with categories in fast casual food, professional services and discount retail.

The Point has a highly visible location on Interstate-83 and Union Deposit Road, and also benefits from easy accessibility to nearby office and medical buildings, solid surrounding residential communities and strong grocer loyalty.

Professionally managed property that is an ideal opportunity for restaurants, medical, health/wellness, and service oriented businesses.

PROPERTY DETAILS

- Gross Leaseable Area:..... 268,037 SF
- Lease Rate/Terms:Negotiable
- Available: Various, Per Suite
- Zoning:General Commercial
- Parking:.....On-Site, Paved, Shared

Spaces Available:

- Suite 6:.....24,890 SF
- Suite 9:..... 2,550 SF
- Suite 16: 6,019 SF

TRAFFIC COUNTS

- Interstate-83:..... 121,552 VPD
- Union Deposit Road:.....32,096 VPD



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THE POINT SHOPPING CENTER - SITE PLAN



Tenants & Availabilities

Suite	Tenant	Sq. Ft.
1	Staples	24,004
2	Supercuts	1,508
3	Vina Nails	1,245
4	Giant Food Store	73,042
5	Beauty Point Beauty Supply	6,500
6	AVAILABLE	24,890
7	Plato's Closet	5,200
8	PA Wine & Spirits Store	8,008
9	AVAILABLE	2,550
10	Boost Mobile	1,600
11	Infinito's	5,750
12A	Barton's Home Outlet	26,553
12B	Burlington	44,146
13	Santander Bank	3,200
14	Burger King	3,500
15	Panera Bread	5,500
16	AVAILABLE	6,019
17	Aspen Dental	4,482
18	Dollar Tree	8,140
19	Giant Fuel	3,585
20	Citizens Bank	3,055

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ESTABLISHED REGIONAL COMPETITION MAP



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AERIAL DRONE PHOTOS



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