

Retail Suite For Sublease

# 3845 UNION DEPOSIT RD

Harrisburg, PA 17111

Presented By:

**Ida McMurray, CCIM, SIOR**

PRINCIPAL & SENIOR ADVISOR

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**WORLD**  
APPLIANCES & FLOORING

3845

### FLOORING

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### APPLIANCES

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# PROPERTY SUMMARY

3845 Union Deposit Rd | Harrisburg, PA 17111



## PROPERTY DESCRIPTION

Corner space with drive-in around major retailers.

## PROPERTY HIGHLIGHTS

- High Traffic area
- Shopping center with Major retailers
- Great visibilities
- Neighborhood Shopping Center
- 110 H x 8 W drive-in
- Handicap accessible
- Business sign available on door above door

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
CAM:	\$4.03/SF
Available SF:	+/- 3,500 SF
Municipality:	Lower Swatara Twp
County:	Dauphin
Zoning:	Commercial Highway



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# MAIN SPACE

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# ADDITIONAL AREA

3845 Union Deposit Rd | Harrisburg, PA 17111



# OVERHEAD DOOR AND STORAGE AREA

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# UNION SQUARE SHOPPING CENTER TENANTS

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Google Earth



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# NEARBY RETAILERS

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# DEMOGRAPHICS

3845 Union Deposit Rd | Harrisburg, PA 17111

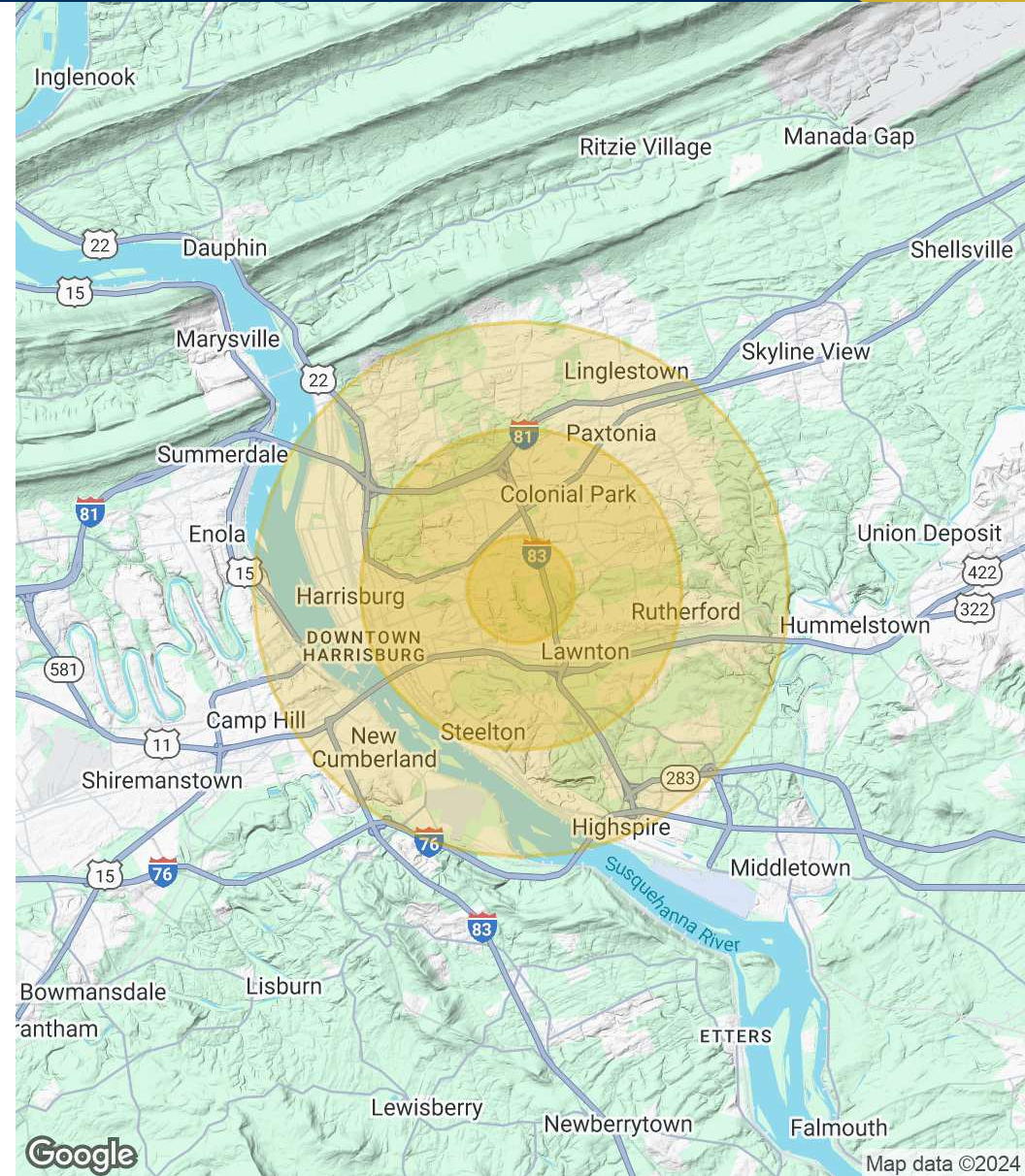
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,282	96,347	190,864
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	44	40	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,418	38,026	78,864
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$75,866	\$75,203	\$89,468
Average House Value	\$197,726	\$191,829	\$224,964

*Demographics data derived from AlphaMap*





# DISCLAIMER

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