DAUPHIN PLAZA

3812 Union Deposit Road, Harrisburg, PA 17109



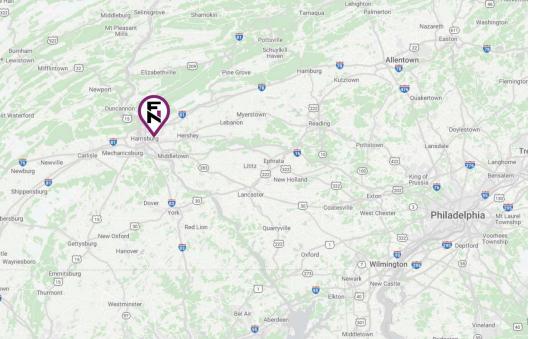


HIGHLIGHTS		
COUNTY	Dauphin	
GLA	215,735	
ACRES	26	
PARKING	1,081	

DEMOGRAPHICS					
	1 Mile	3 Mile	5 Mile		
i † i	13,036	94,245	193,211		
	5,950	38,085	81,508		
\$	\$79,337	\$79,684	\$98,507		

PROPERTY FEATURES

- Dauphin Plaza is a 215,735 SF community shopping center anchored by a 33,500 square-foot Price Rite grocery store.
- Dauphin Plaza features many other high quality, national tenants including Ocean State Job Lot, Ashley Furniture, Crunch Fitness, Dollar General, Waffle House, Subway, Weight Watchers and H&R Block.
- Situated in a densely populated retail corridor approximately 3 miles east of downtown Harrisburg.
- Located on Union Deposit Rd which has traffic counts of over 19,000 VPD and is located directly adjacent to the I-83 Interchange with traffic counts of over 90,000 VPD.



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SUITE	TENANT NAME Harrisburg Brazilian Jiu-Jiutsu and Judo	SF 6,978
2 3 4 5 6 7 8 9 10 11 12 13-14 15 16 17-18 19 20 21 22 23 24 25 26	Dollar General Price Rite Gurung Sister Collection PepperPot Subway Eyebrow Threading Metro by T-Mobile Available HFC and Pizza's Available Lahori Kebab & Grill Harrisburg Beer & Cigars A Community of Blessings Jenuine Ocean State Job Lot Available Mitho Bubble Tea Lifeline Pharmacy Star Nails Leslie's Pools Mariner Finance Available	9,927 33,500 1,800 2,400 1,200 500 1,000 1,600 1,600 3,200 8,000 4,000 3,080 42,755 4,800 1,600 1,600 1,200 3,600 1,976 1,200
27 28 29 30 30A 31 32 33	Advanced Nutritional Supplements H&R Block 5 Star Barbers Manpower Ashley Furniture Homestore Crunch Fitness Rita's Italian Ice Waffle House P.J. Whelihan's	1,360 1,960 1,600 1,600 38,510 22,660 875 1,994 6,660

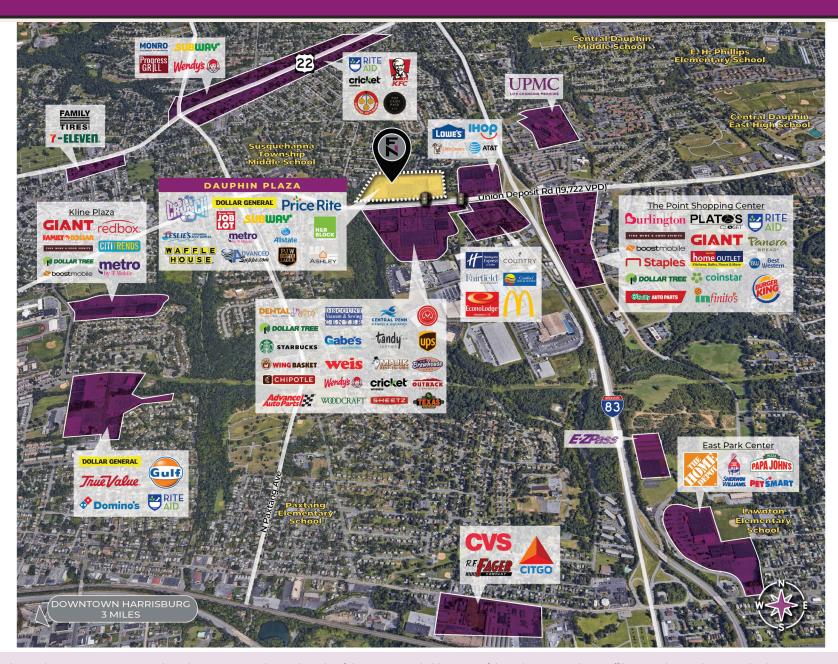
AVAILABLE AVAILABLE SOON LEASED NAP (NOT A PART)



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