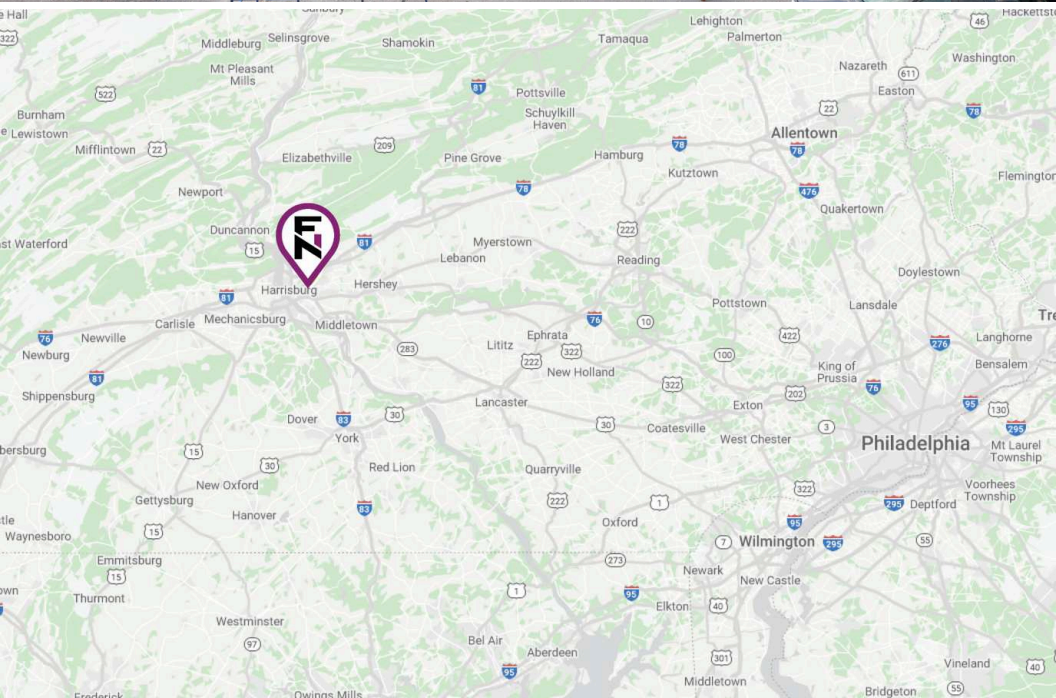





# DAUPHIN PLAZA

3812 Union Deposit Road, Harrisburg, PA 17109



| HIGHLIGHTS |         | DEMOGRAPHICS   |          |          |
|------------|---------|--|----------|----------|
| COUNTY     | Dauphin | 1 Mile   | 3 Mile   | 5 Mile   |
| GLA        | 215,735 |  13,036   | 94,245   | 193,211  |
| ACRES      | 26      |  5,950    | 38,085   | 81,508   |
| PARKING    | 1,081   |  \$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 Big Lots, 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.



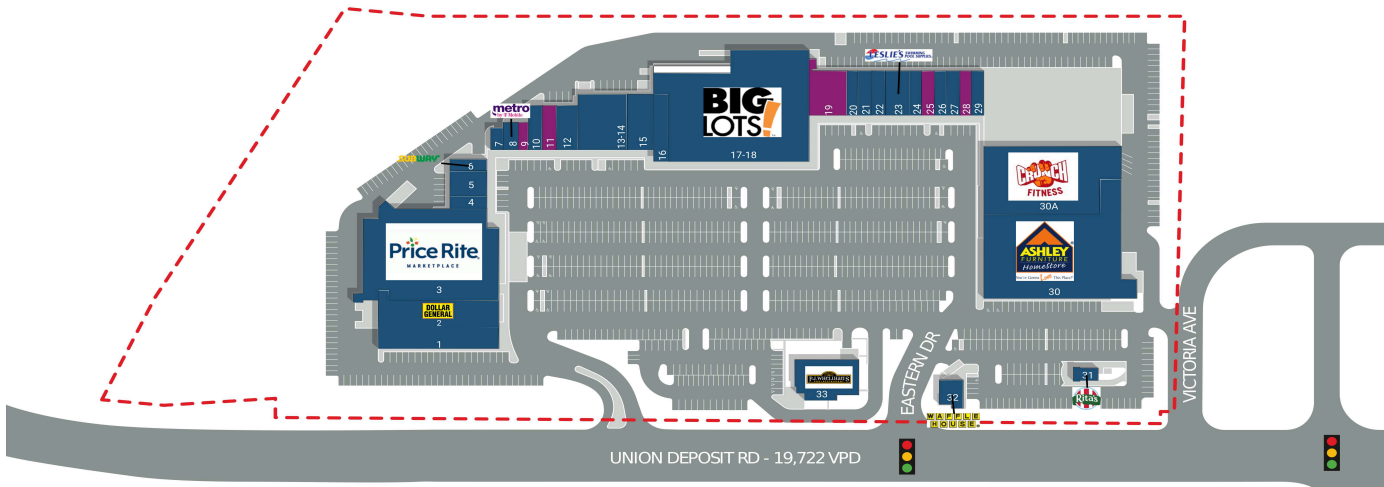
**PROPERTY WEBSITE**

**Candace Gschwind** | 513-292-2652 | cgschwind@fnrpusa.com

**fnrpusa.com**

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

AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)



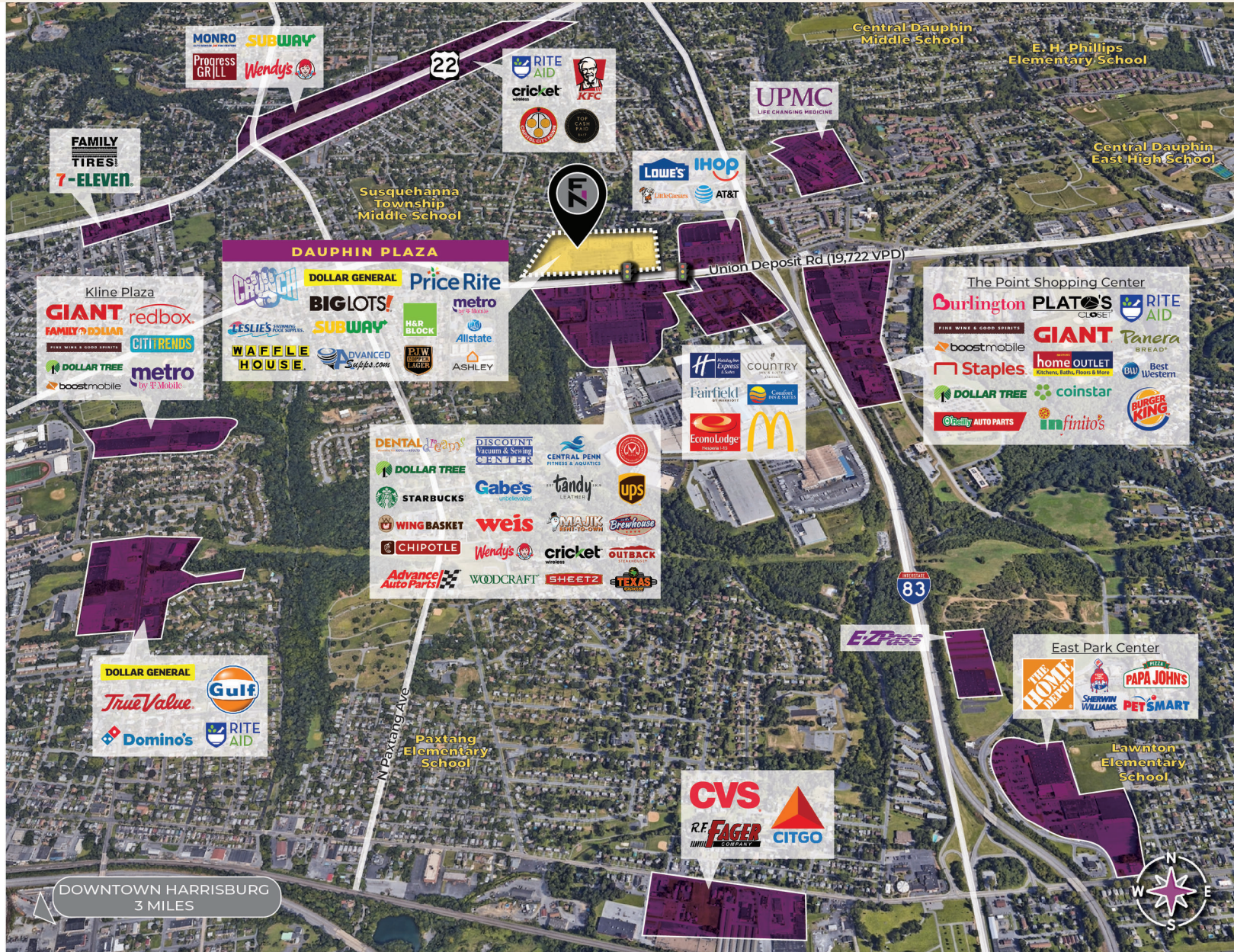
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