

4211 East Park Circle
Harrisburg, PA 17111
Lower Paxton Township
Free Standing Building
7,900 s.f.

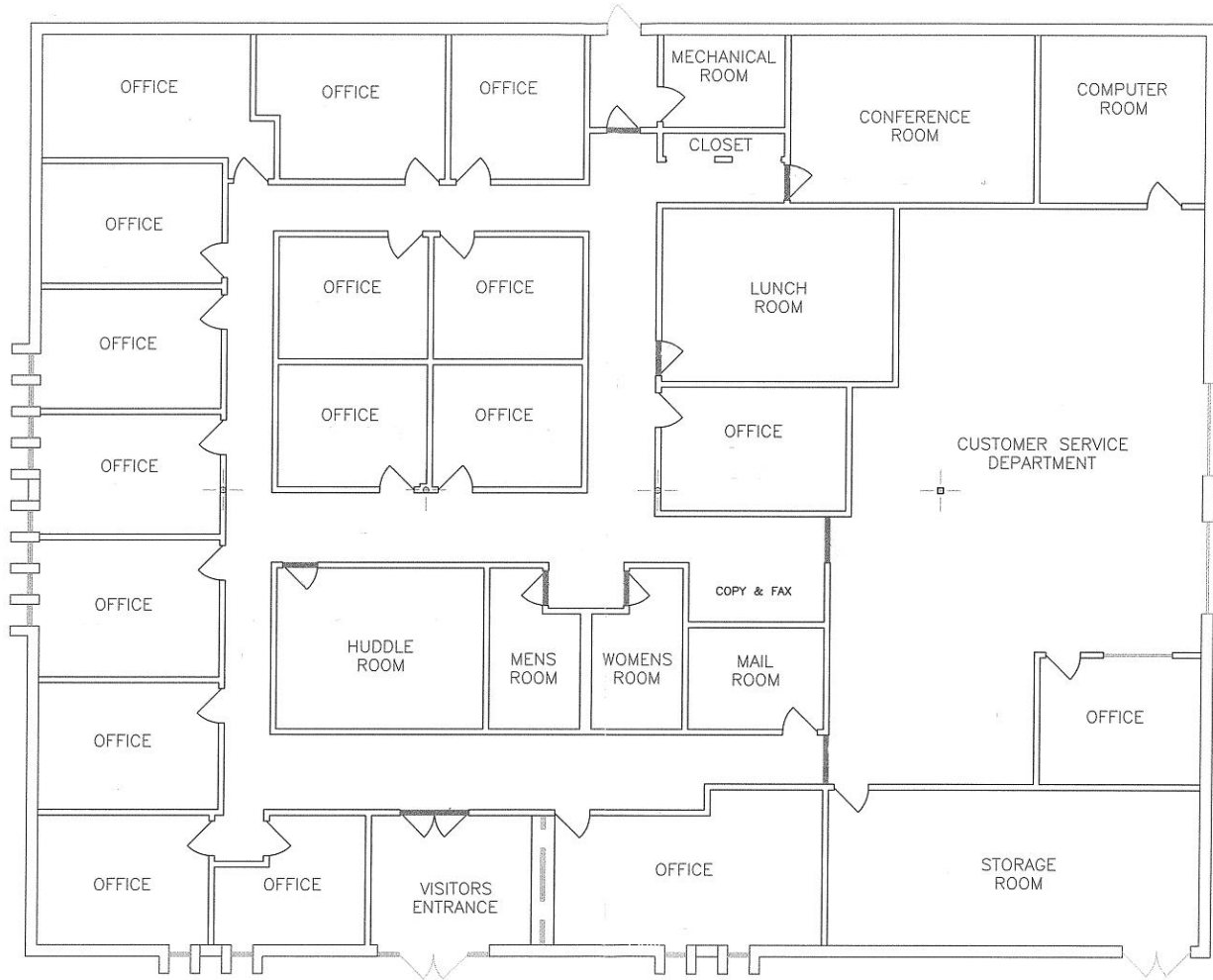


750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Office
717-564-4759 Fax

uniondepositcorporation.com

- Mainly private offices and training rooms
- Centrally located to serve the most densely populated area of Harrisburg's East Shore
- Conveniently located next to the Point Shopping Center, anchored by Giant, Burlington, & Staples
- Easy access from I-83, close proximity to I-283, I-81 & 322
- Zoning CG - General Commercial; permits office, medical labs, personal services, financial institution, etc.
- Level topography; 30 parking spaces

FLOOR PLAN- 7,900 S.F AVAILABLE



DESCRIPTION

Location Description

Address: 4211 East Park Circle
Harrisburg, PA 17111
Cross Street: N/A
County: Dauphin
Municipality: Lower PaxtonTwp
Tax Parcel #: 35-074-009
Access: East Park Drive

Building Description

Total s.f./Avail s.f.: 7,900
Build Out: "As Is"
Class: B
Construction: Brick masonry
of Units: 1
Age: Built 1972
Roof Type/Material: Flat/Rubber
Floor Type/Material: Cement/Carpet & Vinyl

Building Description

Floors: 1
Elevator: 0
Ceiling Hgt min/max: 9' /15'
Type: Acoustical tile
Sprinklers: No
Lighting: Fluorescent
HVAC/Source: Forced hot air; central AC
Restrooms: Men's & Women's
handicapped
Business ID Sign: Yes
Parking Spaces: 30
Handicap Access: Yes

Site Description:

Zoning: CG-General Commercial
Topography: Level
Public Transportation: Yes

FOR LEASE

7,900 s.f.

4211 East Park Circle

Lower Paxton Township, Dauphin County, Harrisburg, PA 17111

DEMOGRAPHICS	1 Mile	3 Mile
Population	8,785	88,759
Households	4,295	36,389
Average Age	41.20	38.40
Median HH Income	\$51,021	\$54,035
Daytime Employees	13,084	53,593
Population Growth '18-'23	1.8%	1.5%
Household Growth '18-'23	1.8%	1.6%

Collection Street	Cross Street	Traffic Vol	Year	Distance
I- 83	Union Deposit Rd NW	13,536	2017	0.19 mi
I- 83	Union Deposit Rd N	12,038	2017	0.24 mi
Union Deposit Rd	I- 83 W	28,111	2017	0.29 mi
I- 83	Spring Creek Rd S	116,878	2017	0.32 mi
Union Deposit Rd	E Park Dr W	15,408	2016	0.34 mi

TRAFFIC

