

For Lease

3901 DERRY STREET

±1,850–5,382 SF

Harrisburg, PA 17111



Property Overview

3901 Derry Street Complex is a retail property available for lease in Swatara Township, Harrisburg, PA. There are 1,850 square feet to 5,382 square feet spaces available with frontage on Derry Street, with a signalized corner, coming soon. The site also benefits from high traffic and exposure, ample parking, a drive through opportunity, and signage. Nearby national retailers include Home Depot, Target, JC Penny, PetSmart, and Christmas Tree Shops, just to name a few. The property is also in close proximity to a number of hotels, Aetna Health Insurance, and other retail destinations.



Ashlee Lehman | Dave Nicholson | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



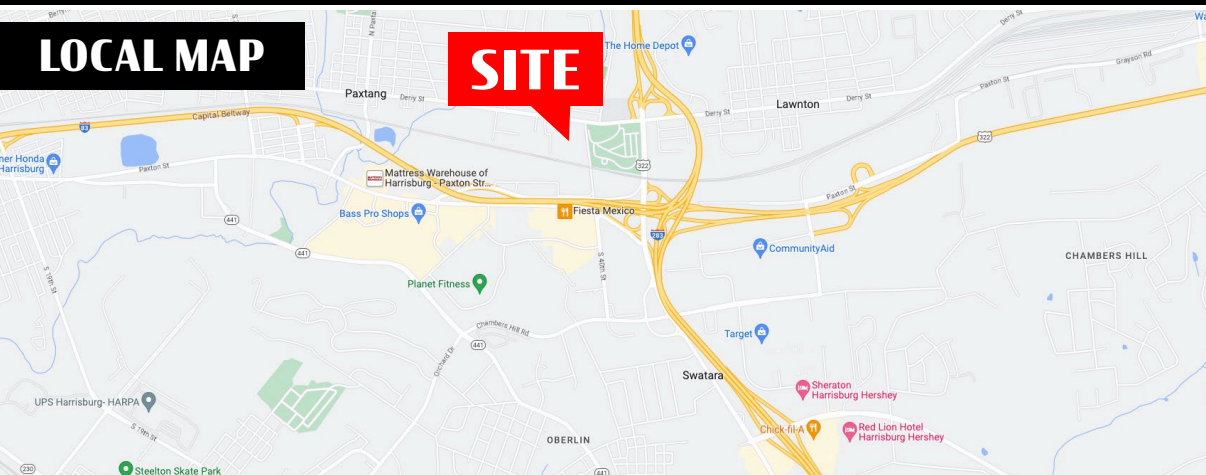
COMMERCIAL BROKERAGE. *Redefined.*

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LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,117	88,947	178,617
TOTAL EMPLOYEES	8,941	47,869	137,868
AVERAGE HHI	\$68,892	\$65,577	\$75,136
TOTAL HOUSEHOLDS	2,661	35,081	74,759

TRAFFIC COUNTS:

Derry St ± 15,000 VPD | I-83 ± 125,000 VPD



AVAILABLE SPACES



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SURROUNDING RETAIL



5,382 SF

1,850 SF
drive thru available



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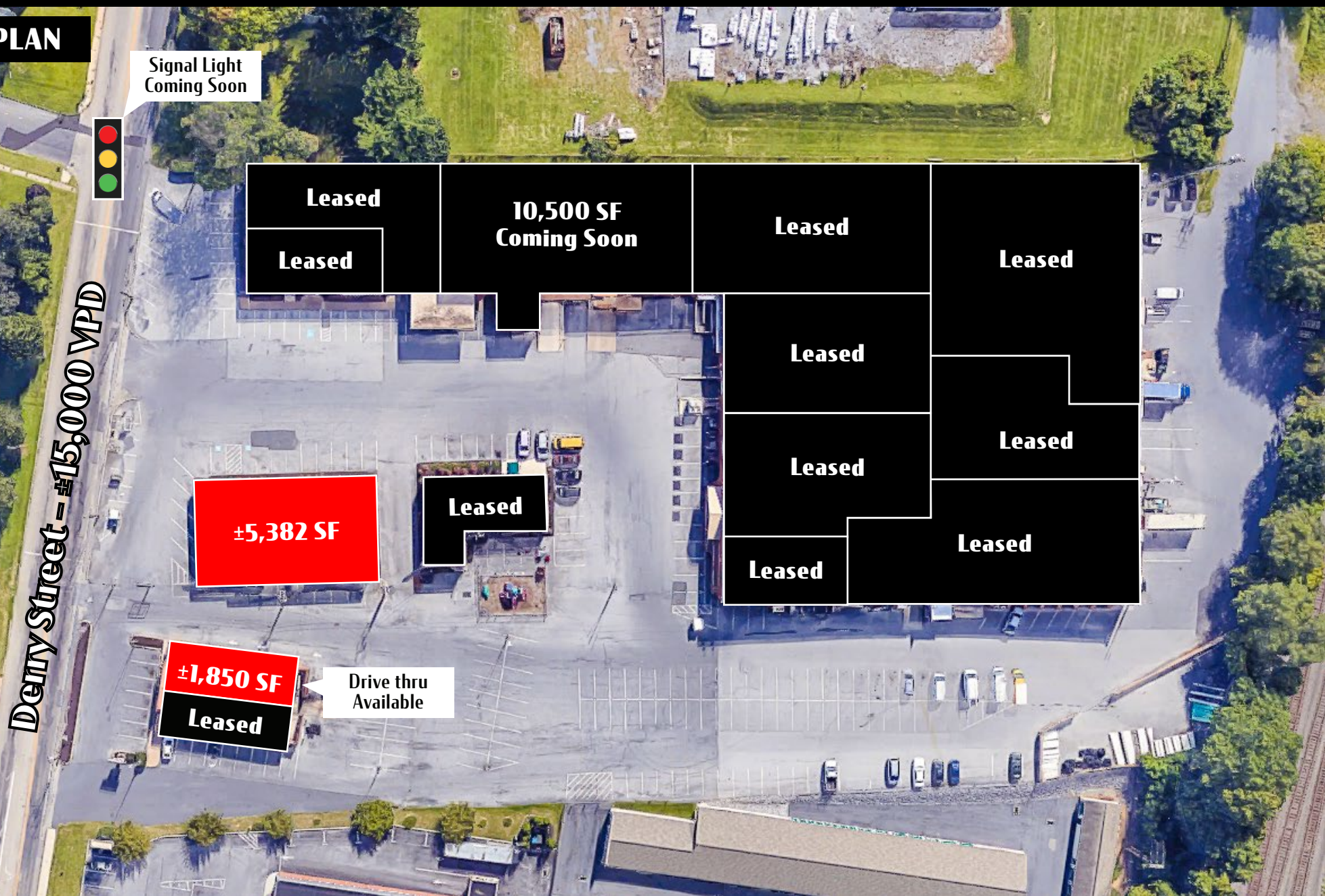
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SITE PLAN



Signal Light
Coming Soon

Leased

Leased

10,500 SF
Coming Soon

Leased

Leased

Leased

Leased

Leased

Leased

Leased

Leased

±5,382 SF

±1,850 SF

Leased

Drive thru
Available



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MARKET AERIAL



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Bennett Williams

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STATE COLLEGE OFFICE:

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.



RETAIL BROKERS
NETWORK

