

OFFICE BUILDING  
**FOR LEASE**

**4801 DERRY STREET**  
HARRISBURG, PA 17111



**Amber Corbo**  
acorbo@naicir.com | 717 761 5070 x185



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

# 4801 DERRY STREET

## PROPERTY DETAILS

**FOR LEASE**  
**\$1,400.00 PER MONTH (GROSS)**

### OFFERING SUMMARY

|                      |                              |
|----------------------|------------------------------|
| <b>Lease Rate</b>    | \$1,400.00 per month (Gross) |
| <b>Available SF</b>  | 1,000 SF                     |
| <b>Lot Size</b>      | 0.55 Acres                   |
| <b>Building Size</b> | 9,460 SF                     |

### PROPERTY SUMMARY

|                            |   |
|----------------------------|---|
| <b>Address</b>             | 4801 Derry Street<br>Harrisburg, PA 17111 |
| <b>Municipality</b>        | Swatara                                   |
| <b>County</b>              | Dauphin                                   |
| <b>Tax Parcel #</b>        | 64-014-031                                |
| <b>Building Size</b>       | 9,460 SF                                  |
| <b>Year Built</b>          | 1986                                      |
| <b>Year Last Renovated</b> | 2019                                      |



### PROPERTY HIGHLIGHTS

- Second floor office suite available immediately
- Floor plan with open workspace area, private office, and private restroom
- Ample onsite parking
- Minutes from I-83, I-283, I-76 (PA Turnpike) and Route 322
- Average Daily Traffic Count: 15,247 VPD both directions on Derry Street

### PROPERTY DESCRIPTION

Well-maintained office suite available on the second floor of a highly visible shopping center. This center offers various retailers on the first floor with a mix of businesses on the second floor. Parking is available in the front and rear of the property. The property is situated on the heavily traveled Derry Street, surrounded by retailers, restaurants and financial institutions.

### LOCATION DESCRIPTION

Located on Derry Street with quick access to Interstate 83, Interstate 283, Interstate 76 (PA Turnpike) and Route 322.

### BUILDING INFORMATION

|                    |                            |
|--------------------|----------------------------|
| <b># of Floors</b> | Two (2)                    |
| <b>Restrooms</b>   | Three (3)                  |
| <b>HVAC</b>        | Electric heat/ central air |
| <b>Roof</b>        | Shingles and rubber        |
| <b>Ceilings</b>    | Drop ceiling tile          |
| <b>Walls</b>       | Drywall                    |
| <b>Floor Type</b>  | Carpet                     |

### UTILITIES & ZONING

|                          |                    |
|--------------------------|--------------------|
| <b>Zoning</b>            | Commercial Limited |
| <b>Water &amp; Sewer</b> | Public             |

**Amber Corbo**  
acorbo@naicir.com | 717 761 5070 x185

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

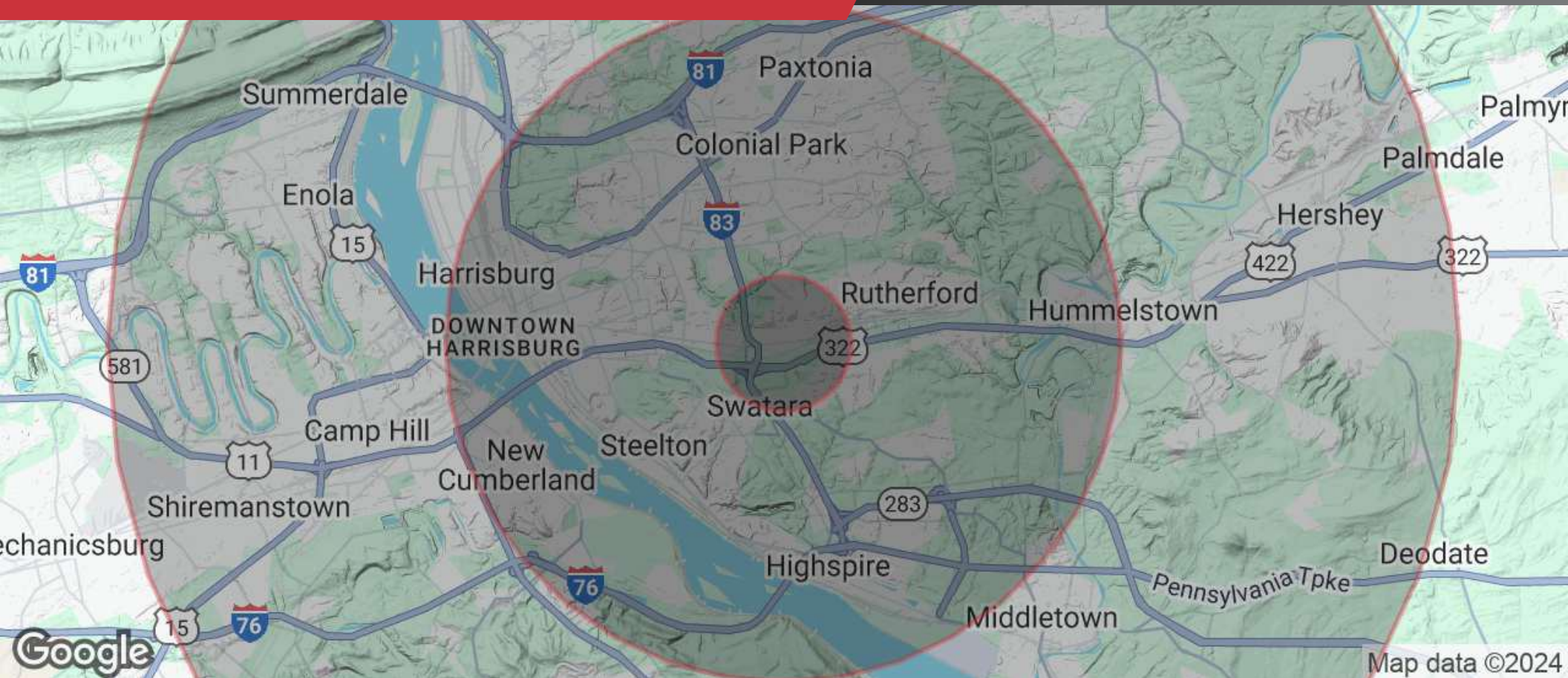
**NAICIR**

# 4801 DERRY STREET

## DEMOGRAPHICS

# FOR LEASE

## \$1,400.00 PER MONTH (GROSS)



### POPULATION

| 1 MILE | 5 MILES | 10 MILES |
|--------|---------|----------|
| 187    | 8,281   | 41,377   |



### HOUSEHOLDS

| 1 MILE | 5 MILES | 10 MILES |
|--------|---------|----------|
| 70     | 3,188   | 16,490   |



### INCOME

| 1 MILE   | 5 MILES  | 10 MILES |
|----------|----------|----------|
| \$64,261 | \$55,937 | \$54,260 |

Amber Corbo

acorbo@naicir.com | 717 761 5070 x185

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

# NAICIR