

OFFICE BUILDING FOR LEASE

4801 DERRY STREET
HARRISBURG, PA 17111



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

PROPERTY DETAILS

FOR LEASE

\$1,400.00 PER MONTH (GROSS)

OFFERING SUMMARY

Lease Rate	\$1,400.00 per month (Gross)
Available SF	1,000 SF
Lot Size	0.55 Acres
Building Size	9,460 SF

PROPERTY SUMMARY

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

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

UTILITIES & ZONING

Zoning	Commercial Limited
Water & Sewer	Public

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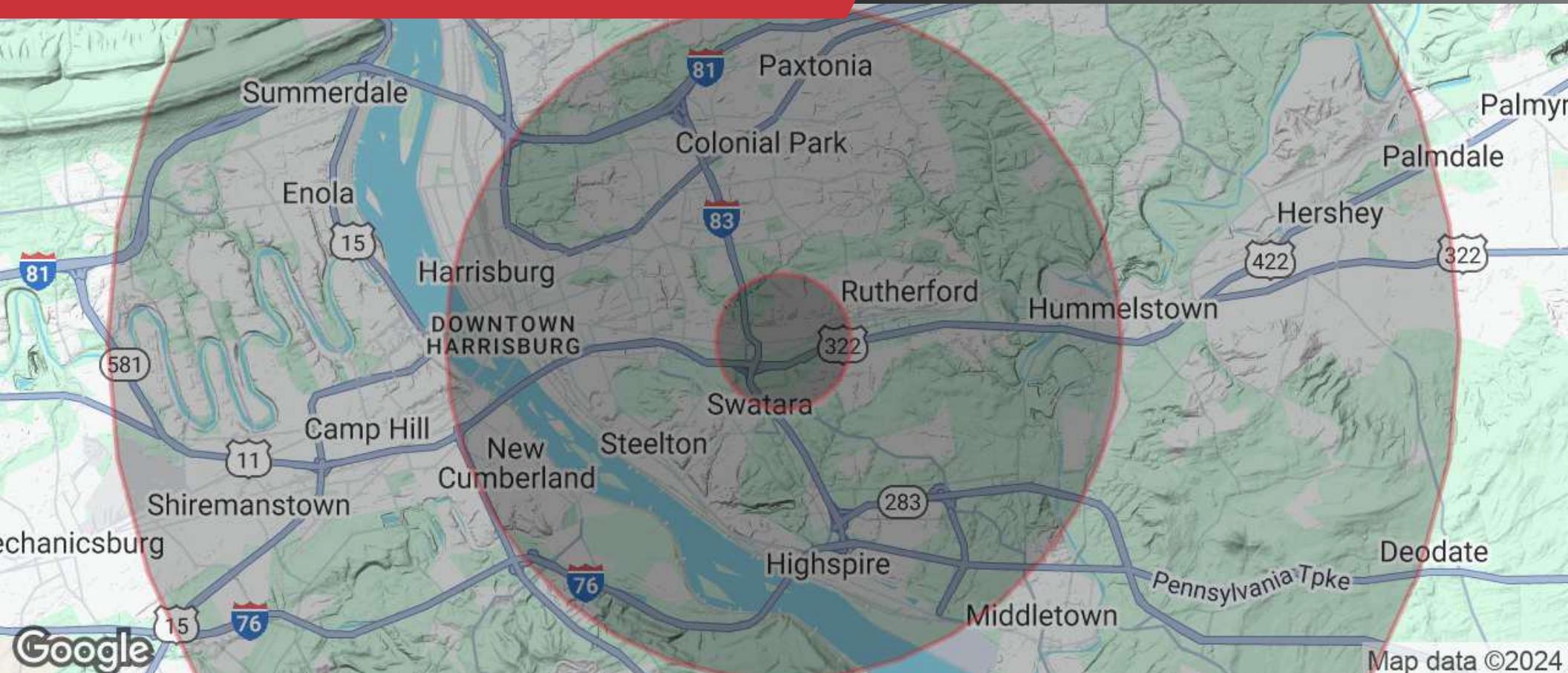
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DEMOGRAPHICS

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

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