

RETAIL PROPERTY
FOR LEASE

34 ENVISION DRIVE
MIFFLINTOWN, PA 17059



Nik Sgagias
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1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

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34 ENVISION DRIVE

PROPERTY DETAILS

FOR LEASE

\$12.00 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$12.00 SF/yr (NNN)
Available SF	6,220 SF
Lot Size	3.2 AC
Building Size	17,500 SF

PROPERTY SUMMARY

Address	34 Envision Drive Mifflintown, PA 17059
Municipality	Fermanagh Township
County	Juniata County
Tax Parcel #	4-6-136

PROPERTY HIGHLIGHTS

- 6,220 SF former restaurant space for lease
- Zoned for most office and retail uses
- Neighbors include Sheetz, McDonalds and IHOP
- Great visibility from Route 322
- Co-tenants are medical users
- Property is also available for sale

PROPERTY DESCRIPTION

6,220 SF retail space for lease. The space was previously used as a restaurant and has some FF&E still in place. The property sits on 3.2 acres of land with convenient on/off ramp access and visibility from Route 322 east and west. Neighboring properties include National Retailers such as Sheetz, McDonalds and IHOP. This multi-tenant retail property is also available for sale.

LOCATION DESCRIPTION

Located off of Route 322 and Route 35, situated between Harrisburg and State College (Penn State University) Pennsylvania. Near numerous national retailers.



BUILDING INFORMATION

# of Floors	One (1)
HVAC	Oil heat & electric A/C
Roof	Rubber
Ceilings	Drop tile
Ceiling Height	8.0'
Walls	Drywall/concrete
Floor Type	Tile/wood

UTILITIES & ZONING

Zoning	Commercial District; permits business, professional, and financial offices, retail stores, restaurants, and other places serving food and beverage.
Water & Sewer	Public
Gas	Available

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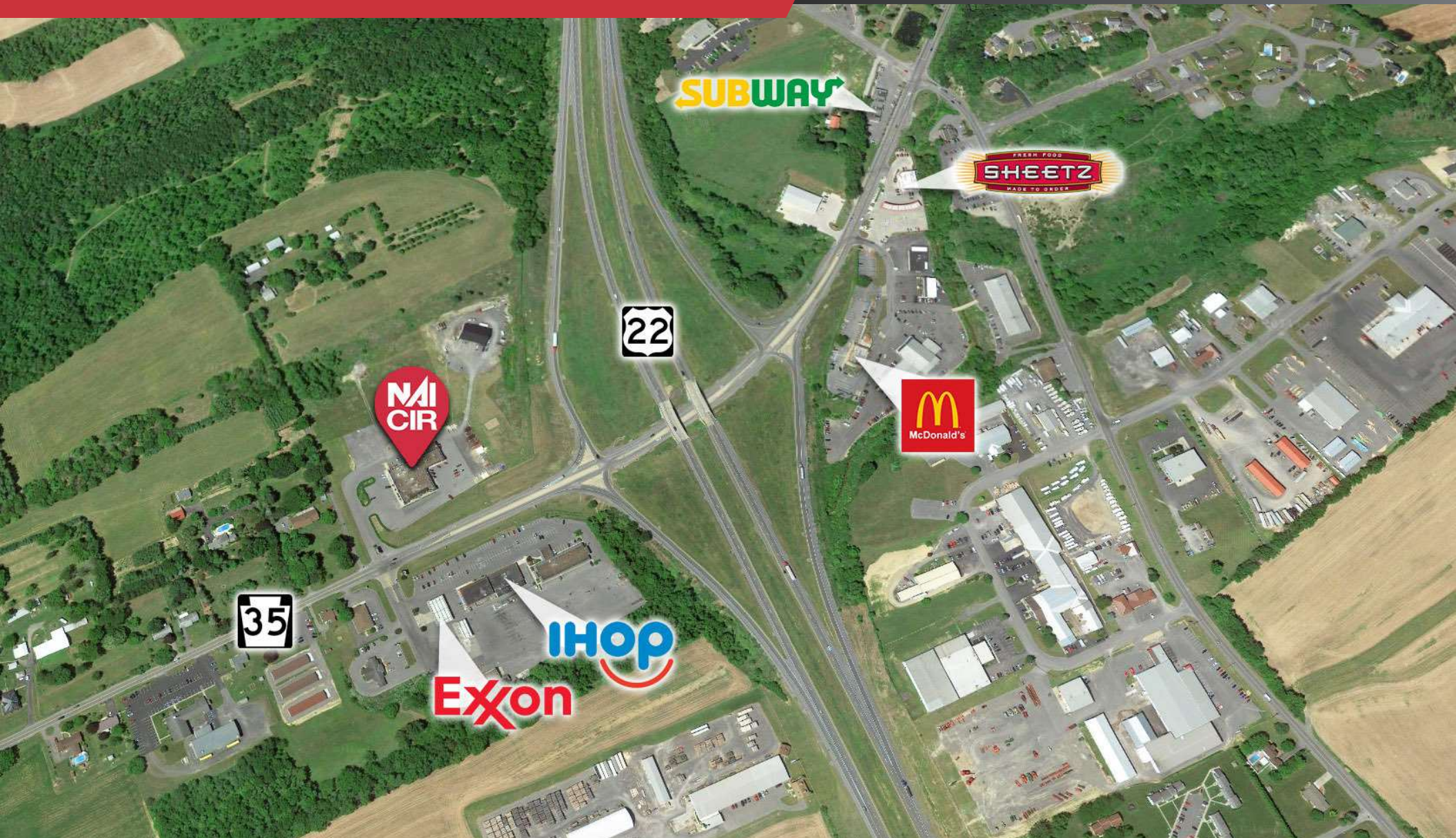
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AERIAL MAP

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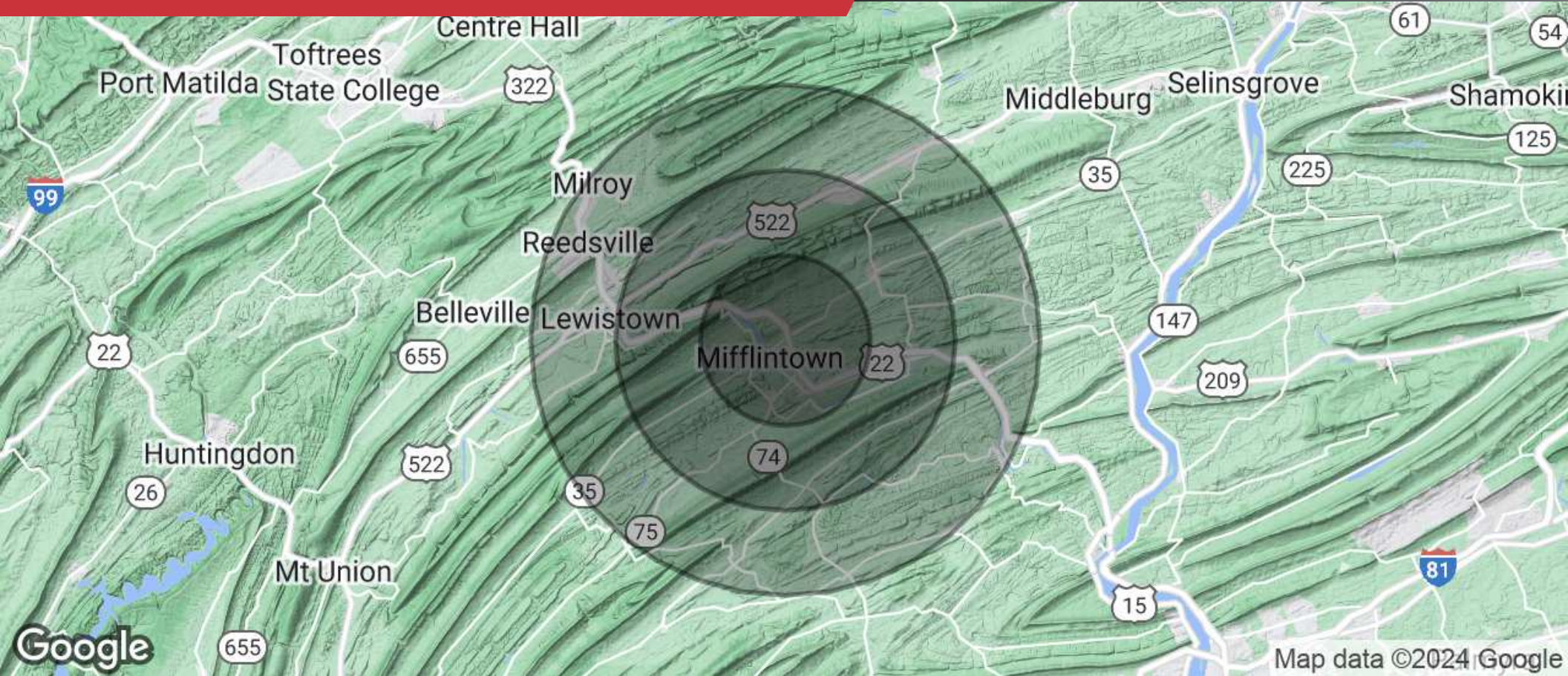
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DEMOGRAPHICS

FOR LEASE
\$12.00 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
9,514	28,247	64,626

HOUSEHOLDS

5 MILES	10 MILES	15 MILES
3,641	10,576	24,759

INCOME

5 MILES	10 MILES	15 MILES
\$85,909	\$86,982	\$83,850

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