

# FOR SUBLEASE | RETAIL SPACE

4450 Oakhurst Blvd Harrisburg, PA 17110



## PROPERTY DESCRIPTION

This 9,000 SF space is part of the Village of Oakhurst Shopping Center, featuring neighboring tenants such as Five Bridges Health & Fitness, Warrior Chinese Martial Arts, Dollar Tree, Beyond Nails Spa, Oakhurst Beverage, and Fresh Mart. The property is within walking distance to a large residential neighborhood and sits just off Route 39, and 2 miles from Route 81. There is ample surface parking for your customers to take advantage of. Currently being used as an athletic training center, the opportunities this space presents are endless!

## PROPERTY HIGHLIGHTS

- Ample surface parking
- Just off of Route 39
- Within walking distance to large residential neighborhood
- Currently set up as batting cages for athletic training facility

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	9,000 SF
Lot Size:	2.29 Acres
Building Size:	99,752 SF



**Ida McMurray, CCIM, SIOR**

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.co

O: 717.820.1127

C: 717.443.5500



# ADDITIONAL PHOTOS

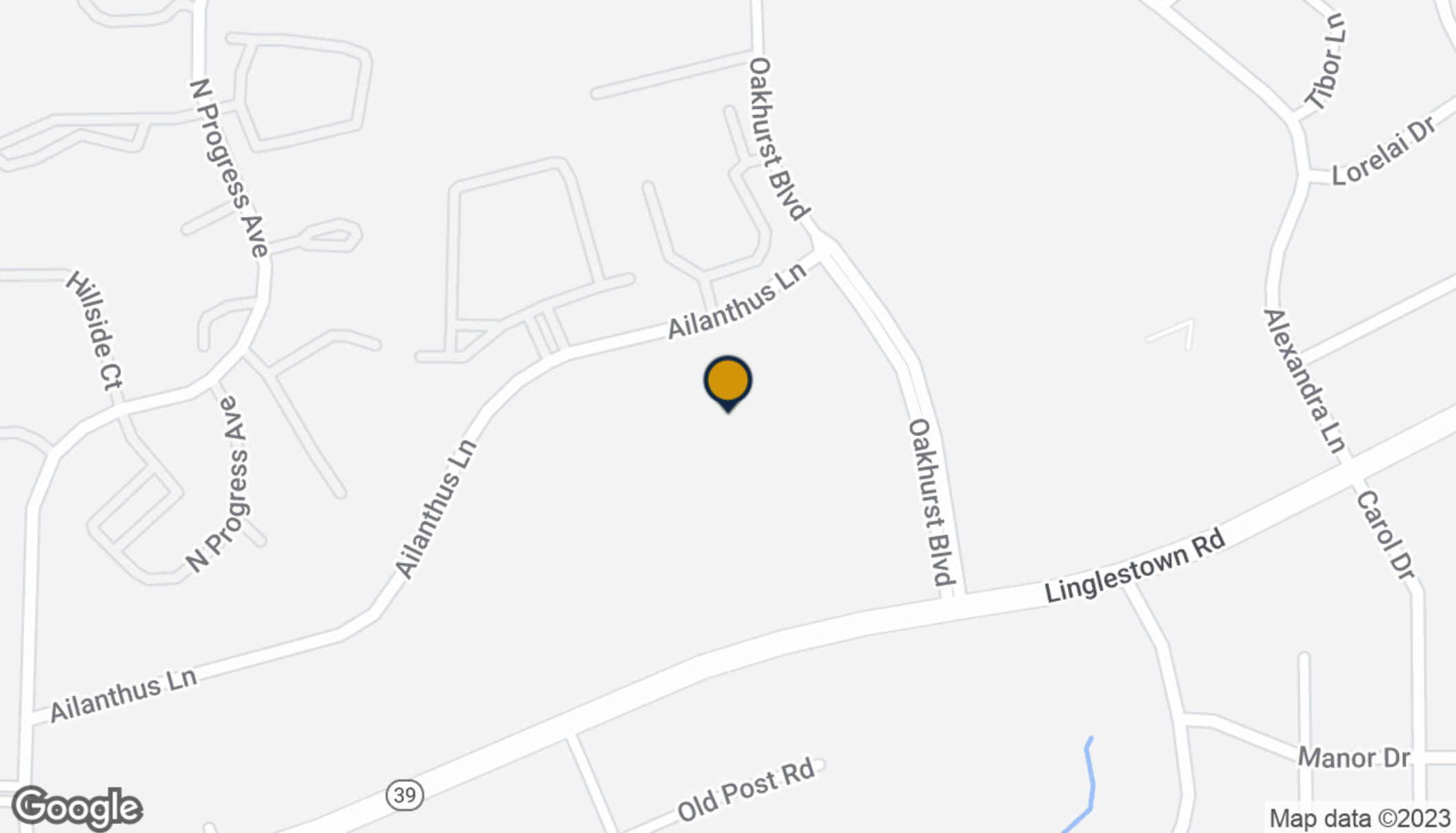
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# LOCATION MAP

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Map data ©2023



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# DEMOGRAPHICS

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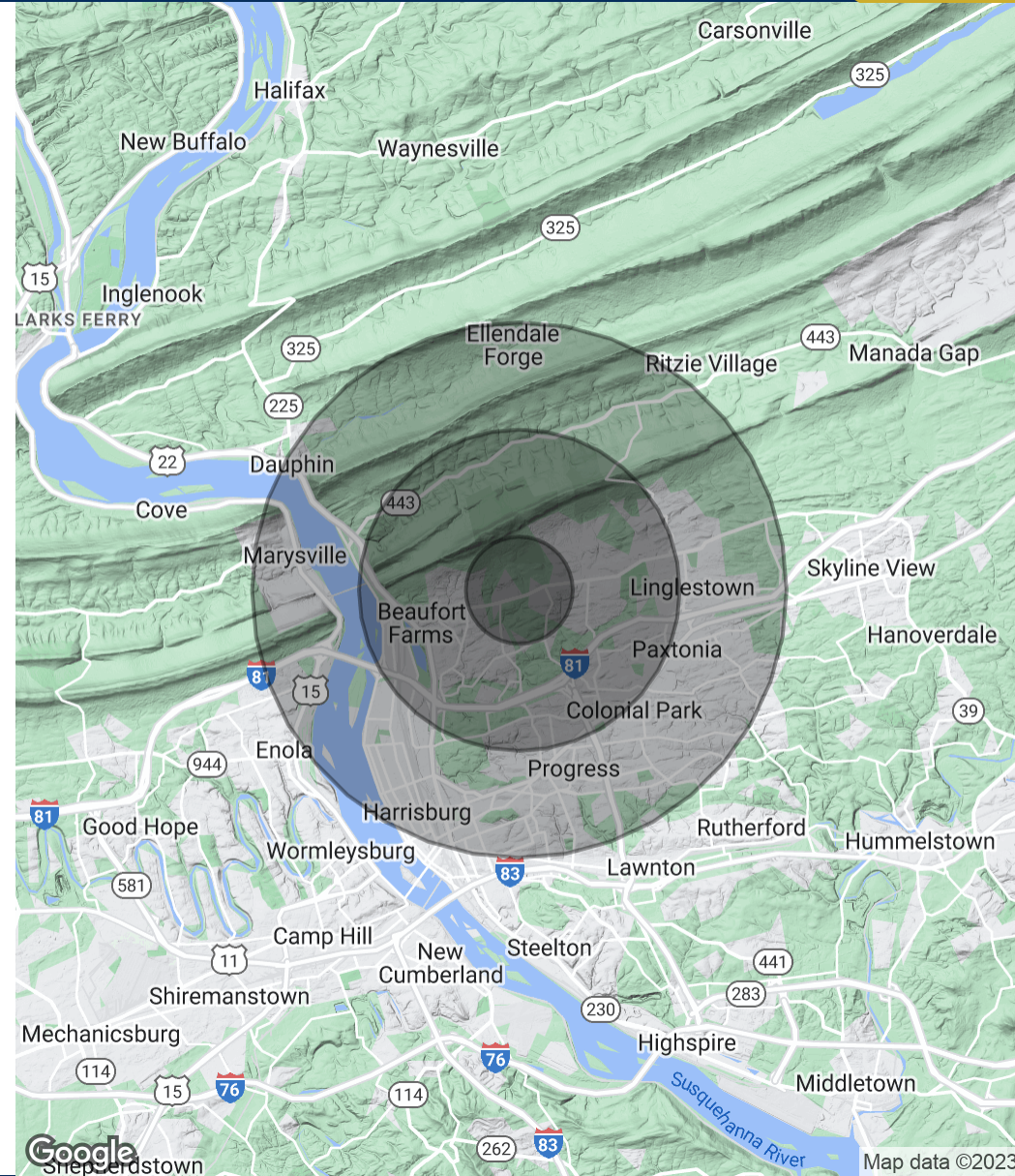
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,309	35,771	115,919
Average Age	48.2	42.1	38.5
Average Age (Male)	48.1	41.1	36.9
Average Age (Female)	47.4	42.7	40.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,370	16,093	53,306
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$95,467	\$92,815	\$71,586
Average House Value	\$227,041	\$217,664	\$164,185

\* Demographic data derived from 2020 ACS - US Census



# DISCLAIMER

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