

RETAIL PROPERTY FOR LEASE

Deepa Balepur

Principal and Broker of Record

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Property Summary

312-322 Honeysuckle Dr - Marietta, PA



PROPERTY DESCRIPTION

Introducing 312-22 Honeysuckle Dr in Marietta, PA – an exceptional lease opportunity for your business. A prime corner unit offers a versatile 1,171-square-foot interior, previously utilized as a Subway location with commercial kitchen. Featuring a well-maintained exterior and ample parking, it ensures convenience and accessibility. The large storefront windows enhance visibility and infuse the space with natural light, creating an inviting atmosphere for your business endeavors. Whether for retail, office, or showroom use, this property provides the ideal platform to showcase your brand.

An additional 2,480 SF unit, currently leased to Drayer Physical Therapy offers an open floor plan with professional finishes and a nice layout. Embrace the potential of this prominent location to elevate your business to new heights at 312-322 Honeysuckle Dr.

OFFERING SUMMARY

Lease Rate:	\$17.00 - 18.50 SF/yr (NNN)
Number of Units:	2
Available SF:	1,171 - 2,480 +/-SF
Lot Size:	72,085 SF
Building Size:	10,971 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,202	8,397	20,518
Total Population	2,639	20,405	50,377
Average HH Income	\$86,884	\$93,728	\$96,884

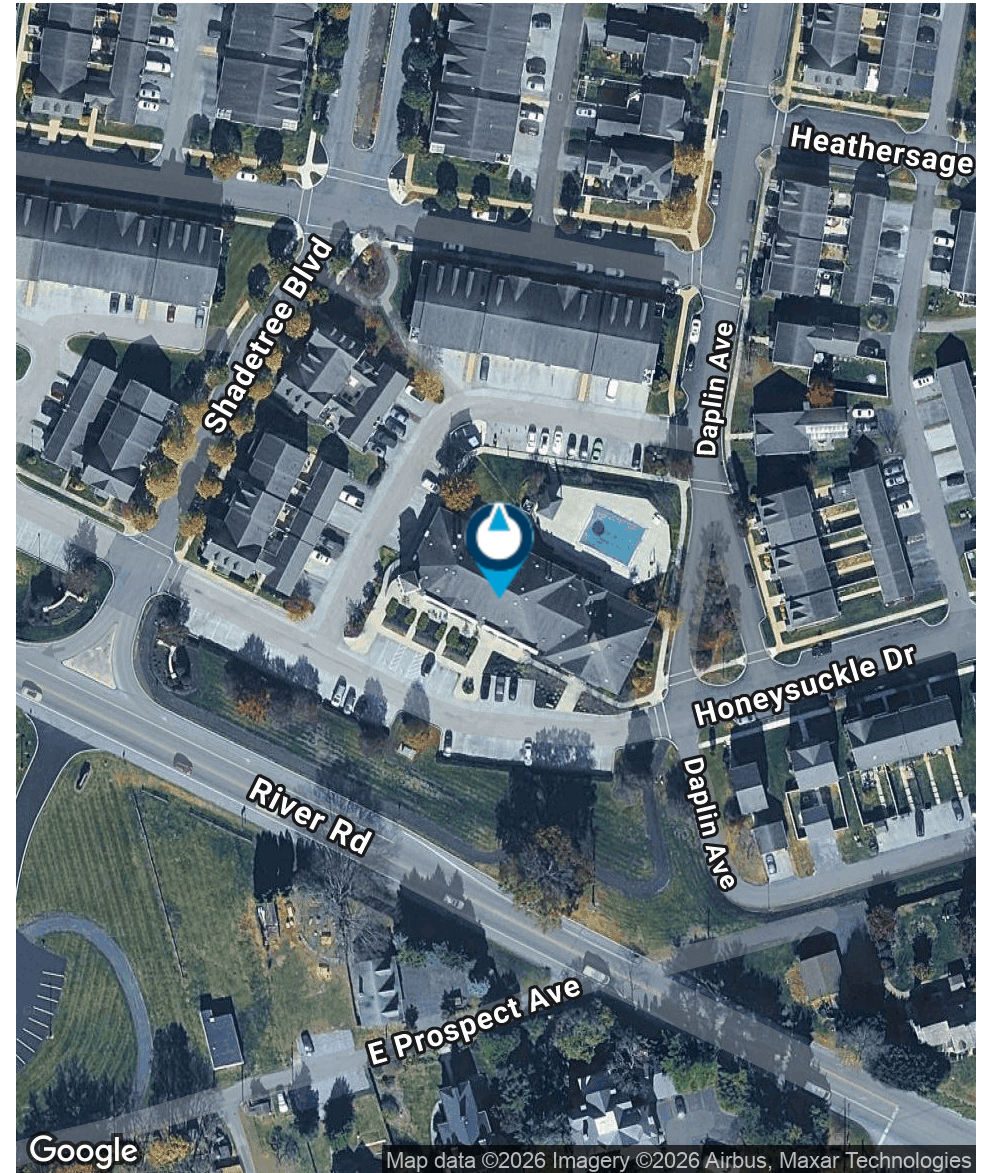
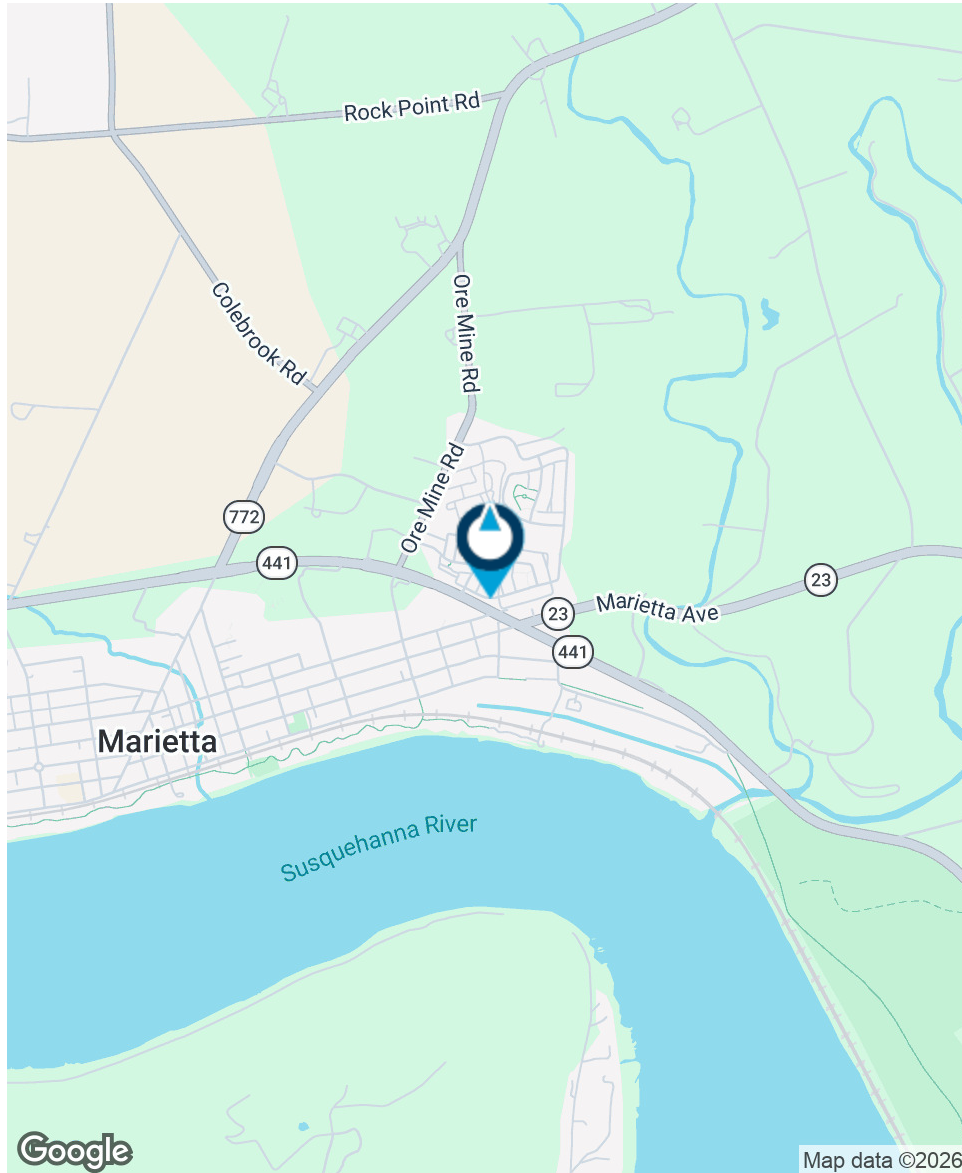
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Location Map

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Lease Spaces

312-322 Honeysuckle Dr - Marietta, PA



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,171 - 2,480 SF	Lease Rate:	\$17.00 - \$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
322 Honeysuckle Dr	Available	1,171 SF	NNN	\$17.00 SF/yr	Previously occupied by Subway, this space is ideally located at the entrance to the Castleton community in beautiful Marietta, PA. Well equipped with a commercial kitchen and seating area, the suite is ready to accommodate a variety of establishments.
312 Honeysuckle Dr	Available	2,480 SF	NNN	\$18.50 SF/yr	This suite is currently leased to Drayer Physical Therapy with a flexible floor plan that can accommodate a wide variety of uses. Professional finishes, ADA compliant restrooms and an open layout make the space very appealing.

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Photos

312 Honeysuckle Dr - Marietta, PA



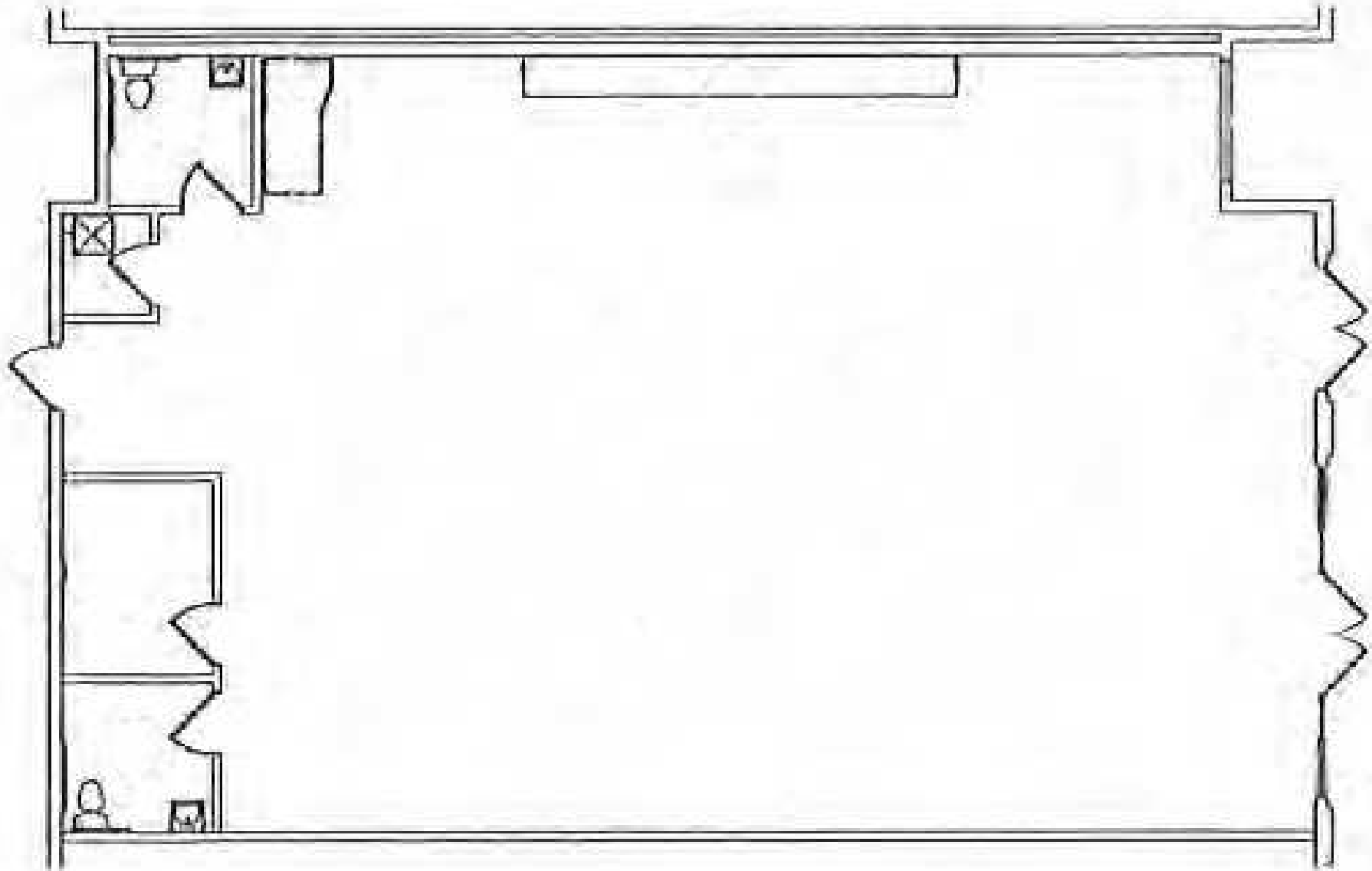
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Floor Plan

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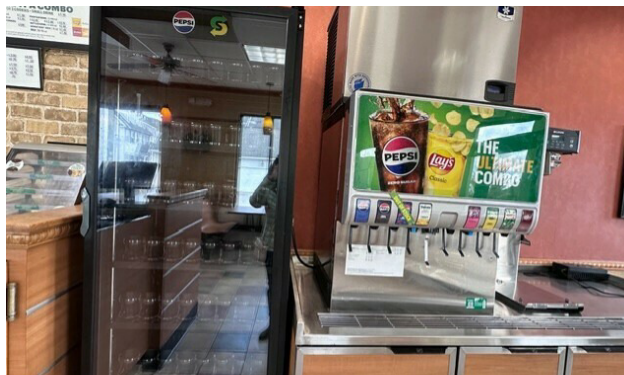
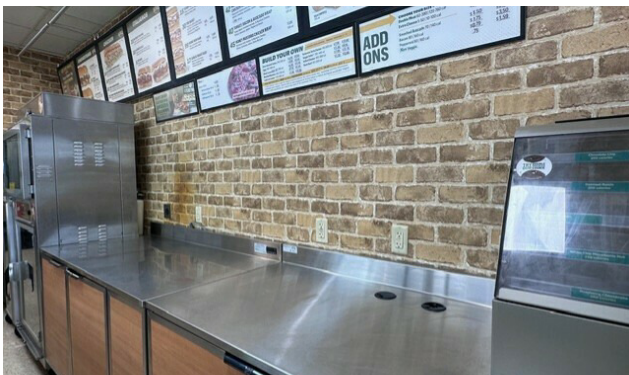
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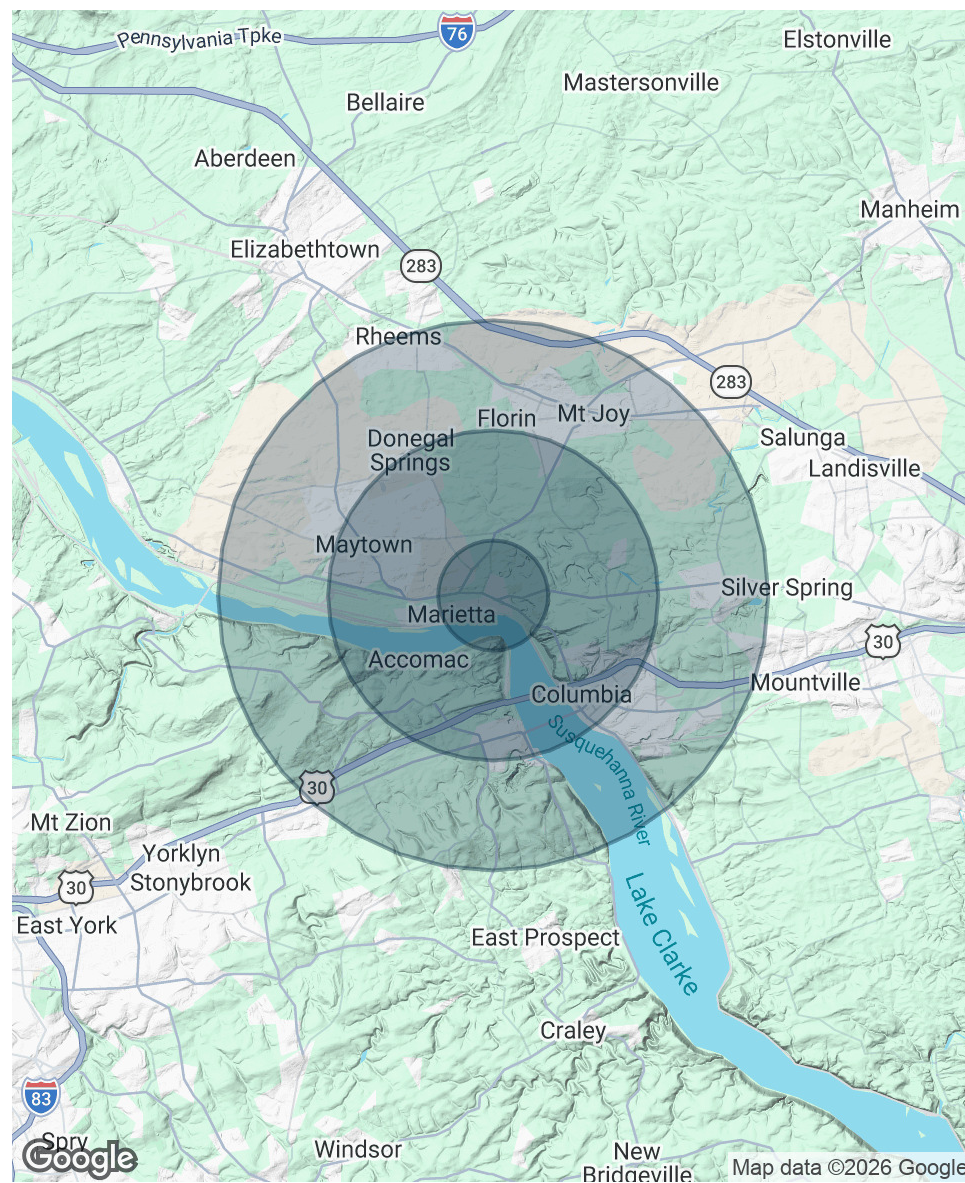
Demographics Map & Report

312-322 Honeysuckle Dr - Marietta, PA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,639	20,405	50,377
Average Age	41.5	41.1	41.7
Average Age (Male)	43.0	41.0	40.9
Average Age (Female)	41.3	41.5	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,202	8,397	20,518
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$86,884	\$93,728	\$96,884
Average House Value	\$243,891	\$240,815	\$253,817

2023 American Community Survey (ACS)



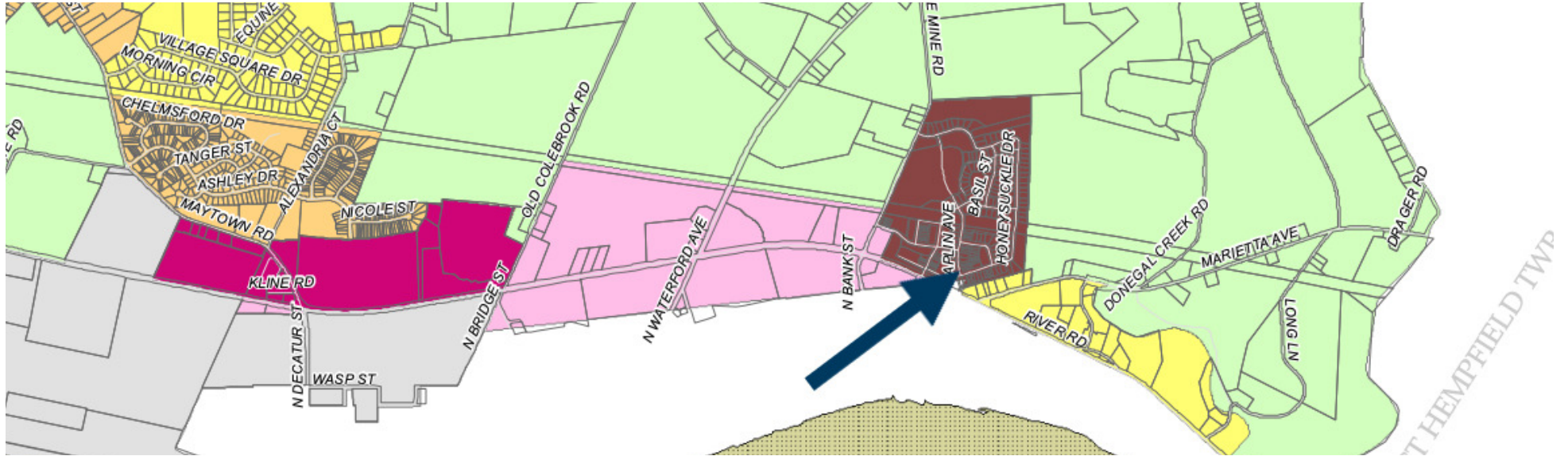
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Zoning

312-322 Honeysuckle Dr - Marietta, PA



Multifamily Residential District (R-5) Intended purpose: To encourage the continued residential growth and development of previously planned multifamily development, provided public water and sewerage facilities are available. Emphasis for growth and development is placed upon accessibility to transportation, community facilities and public utilities.

ADDITIONAL ZONING INFORMATION

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