

RETAIL PROPERTY FOR LEASE

8150 DERRY STREET |
HARRISBURG, PA 17111

Presented By:

Michael

Kushner, CCIM

SENIOR ADVISOR
mkushner@capstonecre.com
O: 717.820.1127 X707
C: 717.991.6384

**Ida McMurray,
CCIM, SIOR**

PRINCIPAL & SENIOR ADVISOR
imcmurray@capstonecre.com
O: 717.820.1127 X701
C: 717.443.5500

Bernard Green

ASSOCIATE ADVISOR
bgreen@capstonecre.com
O: 717.820.1127 X709
C: 717.433.6770



PROPERTY OVERVIEW

8150 Derry Street | Harrisburg, PA 17111

PROPERTY DESCRIPTION

Rare Second-Generation Bank Branch Opportunity

8150 Derry Street offers a rare opportunity to lease a freestanding, second-generation bank branch at the signalized intersection of Derry Street and Nyes Road in Swatara Township. The approximately 3,185-square-foot building is situated on 1.19 acres and features an existing branch layout with a customer lobby, teller area, private offices, meeting space, three covered drive-through lanes, and 24 on-site parking spaces.

The existing branch configuration may allow a bank or credit union to open more quickly and with substantially less capital investment than would be required for ground-up construction or the conversion of a conventional retail building. The property's drive-through capacity also supports customers who prefer convenient, vehicle-based banking services.

The site provides excellent visibility and convenient access through dual road access from Derry Street and Nyes Road providing convenient customer ingress/egress and supports efficient drive-through circulation. Located approximately 0.55 miles from U.S. Route 322, the property is well positioned to serve customers throughout the Harrisburg, Hummelstown, and Hershey markets.

The surrounding three-mile trade area includes approximately 42,935 residents, 17,832 households, and an average household income of approximately \$114,758, providing an attractive demographic base for a full-service branch, credit union, lending office, or other financial services use. 6,700 AADT on Derry Street and 12,000 AADT on the Nyes Road corridor.

PROPERTY HIGHLIGHTS

- ±3,185 SF standalone bank building on 1.19 acres
- prime corner location at the signalized intersection of Derry Street and Nyes Road
- well positioned between Harrisburg and Hershey PA
- three covered drive-through lanes, 24 on-site parking spaces
- just 0.55 miles from U.S. Route 322



OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	3,185 SF
Lot Size:	1.19 Acres
Building Size:	3,185 SF
APN:	63-018-113
Zoning:	General Commercial District
Municipality:	Swatara Twp
County:	Dauphin



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EXTERIOR

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INTERIOR

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PARCEL OUTLINE

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CAPSTONE
COMMERCIAL

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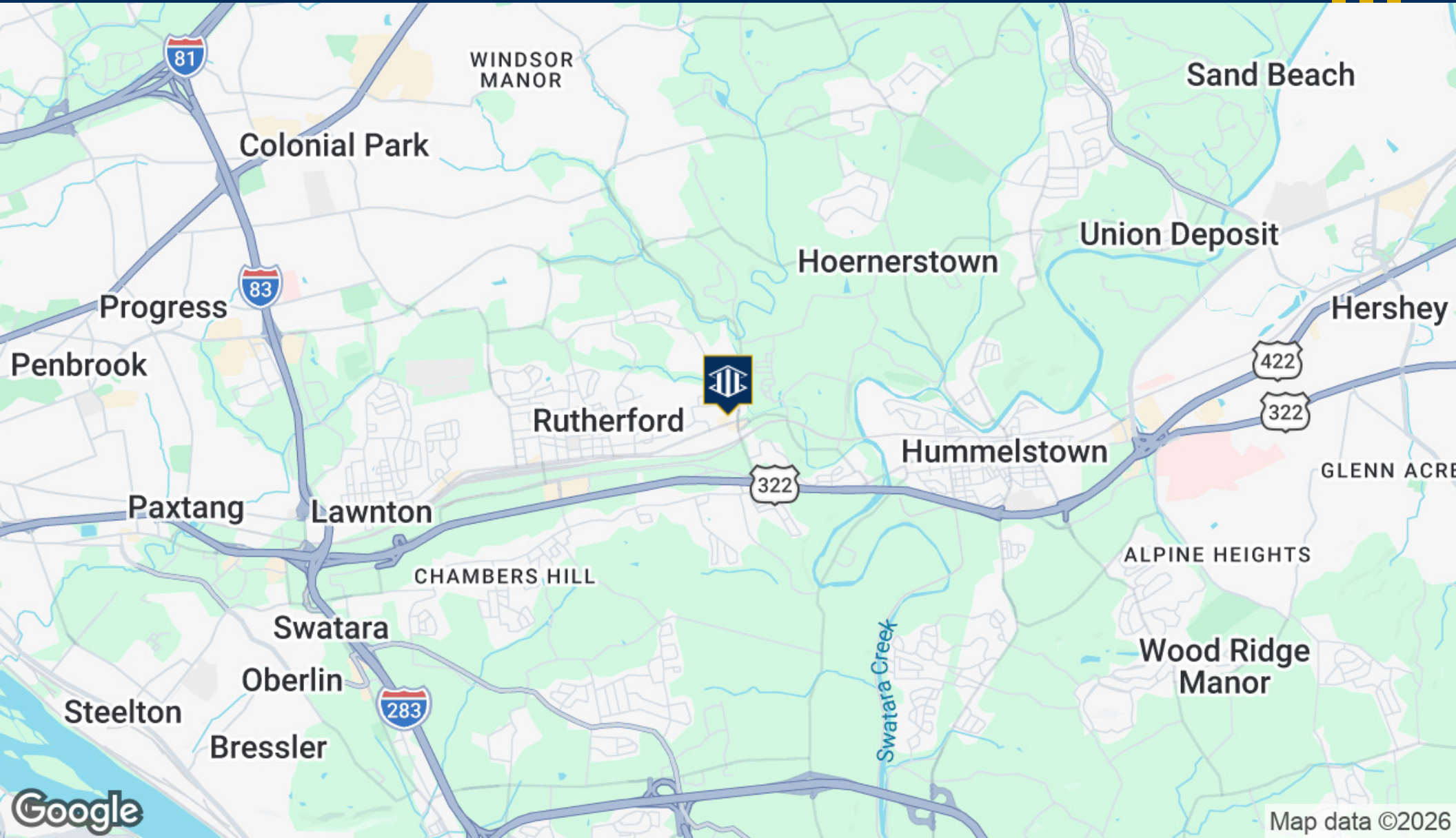
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AREA OVERVIEW

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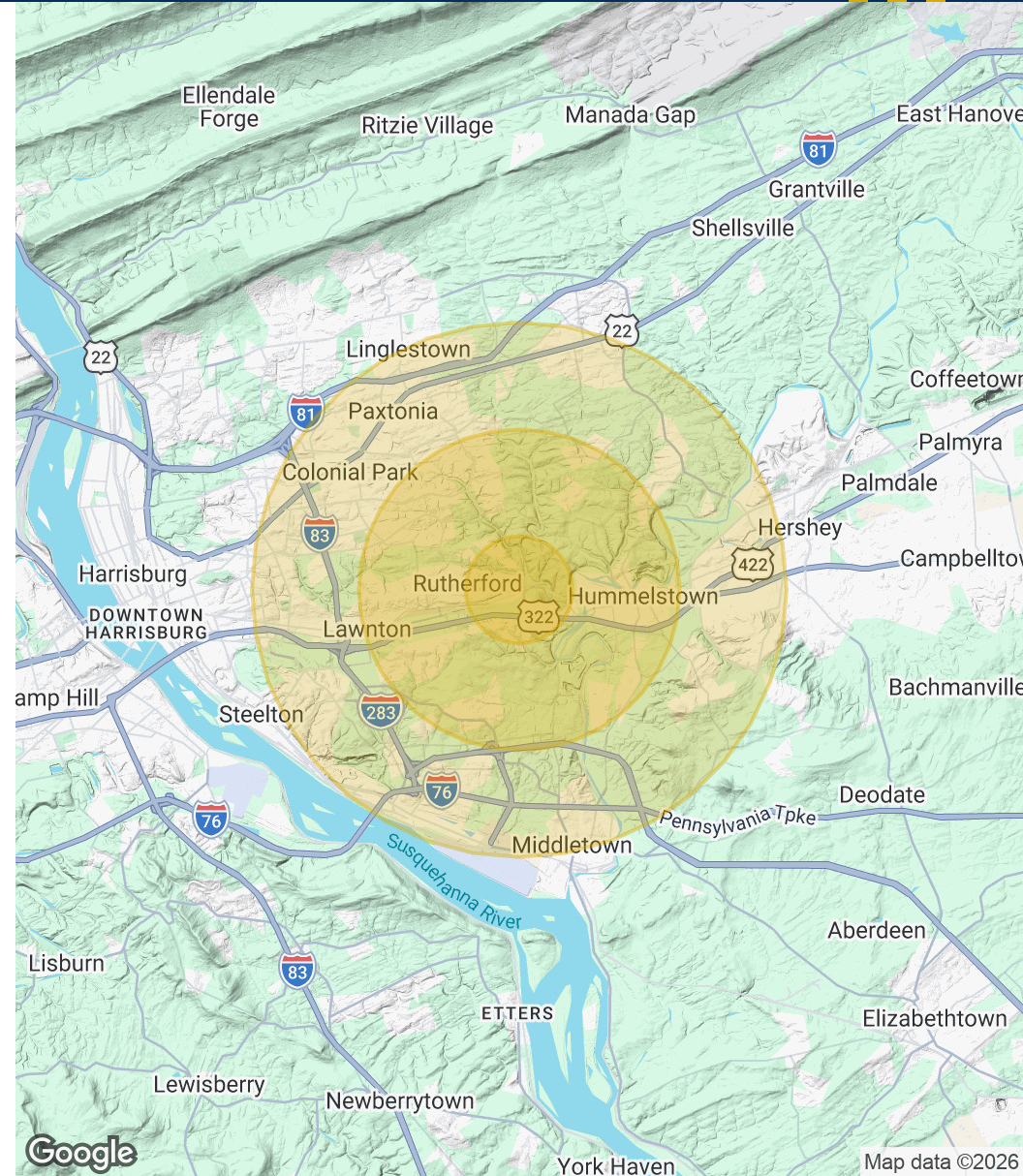
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,717	42,935	120,694
Average Age	35.5	40.3	41.2
Average Age (Male)	35.4	40.1	39.5
Average Age (Female)	39.3	41.4	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	17,832	50,394
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$93,835	\$114,758	\$104,756
Average House Value	\$242,011	\$287,502	\$264,534

2023 American Community Survey (ACS)



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ADVISOR BIO

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Michael Kushner **CCIM**

Senior Advisor

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client.

Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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LEGAL

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