

RETAIL PROPERTY
FOR LEASE

311 2ND STREET
HIGHSPIRE, PA 17034



Amber Corbo
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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

311 2ND STREET

PROPERTY DETAILS

FOR LEASE

\$2,500.00 PER MONTH (MG)

OFFERING SUMMARY

Lease Rate	\$2,500.00 per month (MG)
Number of Units	One (1)
Available SF	2,100 SF
Lot Size	0.96 Acres

PROPERTY SUMMARY

Address	311 2nd Street Highspire, PA 17034
County	Dauphin County
Tax Parcel #	30-018-013
Year Built	1988
Year Last Renovated	2021

PROPERTY HIGHLIGHTS

- 2,100 SF of retail space available for lease
- Floor plan consists of a dine in area, kitchen, and office
- Rear dock and delivery area directly into suite
- Neighboring tenants include US Post Office, Tattoo Shop, Pet Grooming Salon

PROPERTY DESCRIPTION

2,100 SF of retail space available for lease in Highspire Mini Mart. The shopping center will welcome an array of businesses from retail, food, and office uses. The space's current fit out is a clean, turnkey restaurant. An assortment of furniture, fixtures, and equipment are available through the previous tenant.

LOCATION DESCRIPTION

Located on the heavily traveled 2nd Street in Highspire, PA. All major highways and the Pennsylvania Turnpike are easily accessible.



BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Two (2)
HVAC	Two (2) units, One (1) mini split system
Electrical Capacity	200 amps
Roof	Shingle
Walls	Drywall
Handicap Accessible	Yes

UTILITIES & ZONING

Zoning	Central Business District
Water & Sewer	Public
Gas	UGI
Electric	PPL
Flood Zone	Yes

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ADDITIONAL PHOTOS

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\$2,500.00 PER MONTH (MG)



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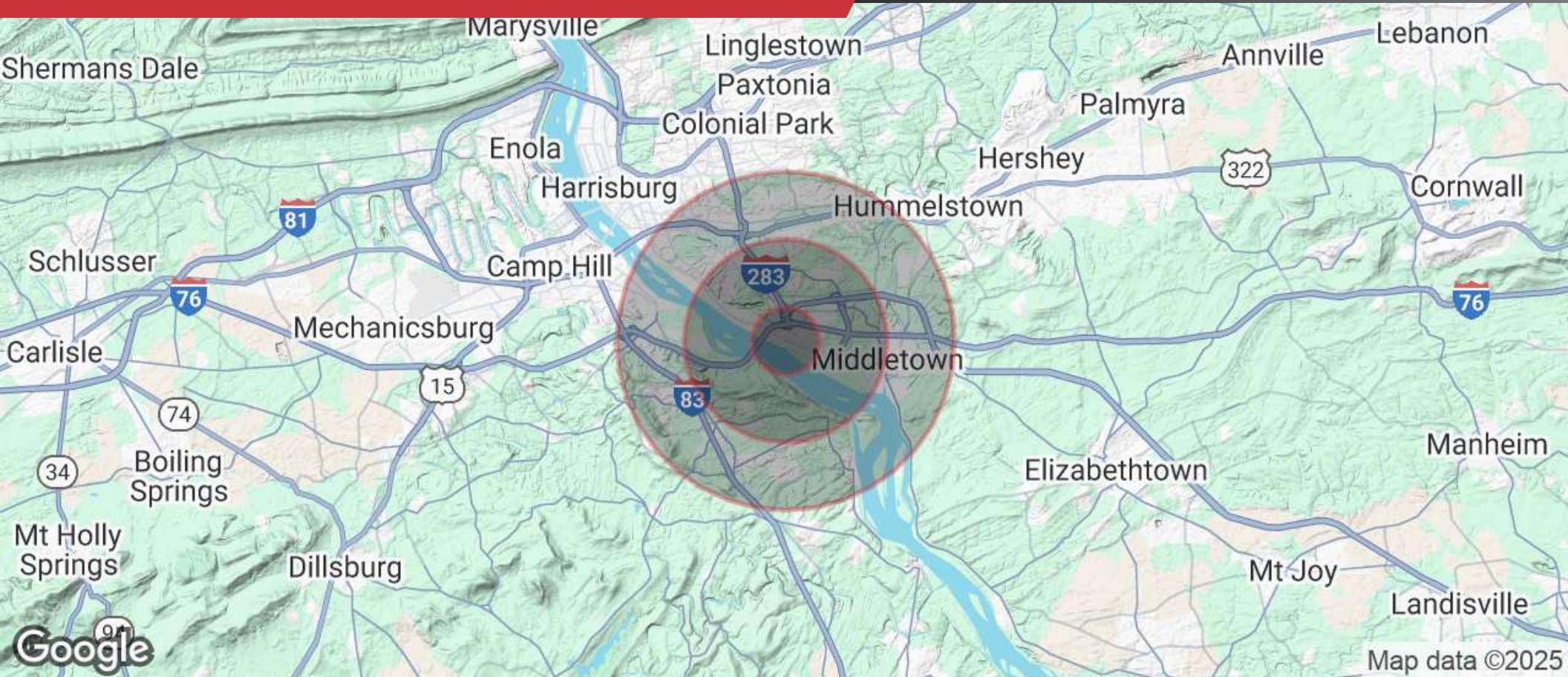
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311 2ND STREET

DEMOGRAPHICS

FOR LEASE

\$2,500.00 PER MONTH (MG)



POPULATION

1 MILE	3 MILES	5 MILES
5,288	27,966	102,335



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,286	11,162	40,360



INCOME

1 MILE	3 MILES	5 MILES
\$88,045	\$90,717	\$91,528

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