

RETAIL PROPERTY  
**FOR LEASE**

**311 2ND STREET**  
HIGHSPIRE, PA 17034



**Amber Corbo**  
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1015 Mumma Road  
Lemoyne, PA 17043  
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**NAICIR**

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# 311 2ND STREET

## PROPERTY DETAILS

**FOR LEASE**  
**\$2,500.00 PER MONTH (MG)**

### OFFERING SUMMARY

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

### PROPERTY SUMMARY

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

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

### UTILITIES & ZONING

<b>Zoning</b>	Central Business District
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	UGI
<b>Electric</b>	PPL
<b>Flood Zone</b>	Yes

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ADDITIONAL PHOTOS

FOR LEASE  
\$2,500.00 PER MONTH (MG)



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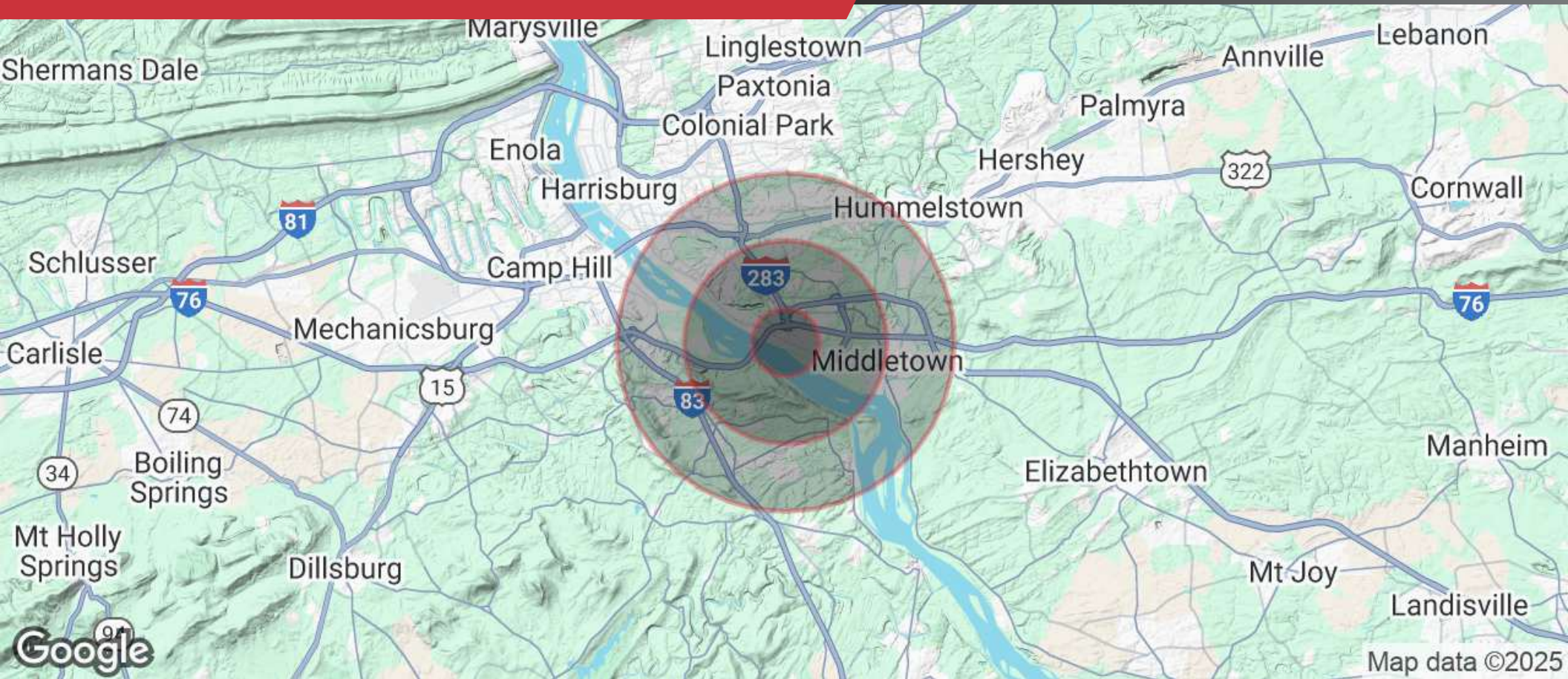
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## DEMOGRAPHICS

**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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