

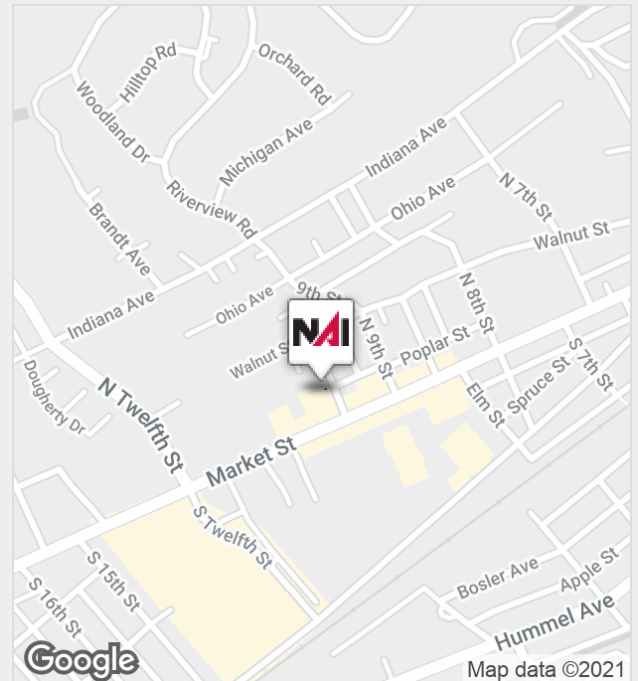


## 1011 Market Street

1011 Market Street, Lemoyne, Pennsylvania 17043

### Property Features

- 2,137 SF retail space available for lease
- Ready for buildout
- Large pylon signage
- Access to private 1,000 SF basement within unit
- Located near US Route 15 and Interstate 83
- Minutes from downtown Harrisburg, PA



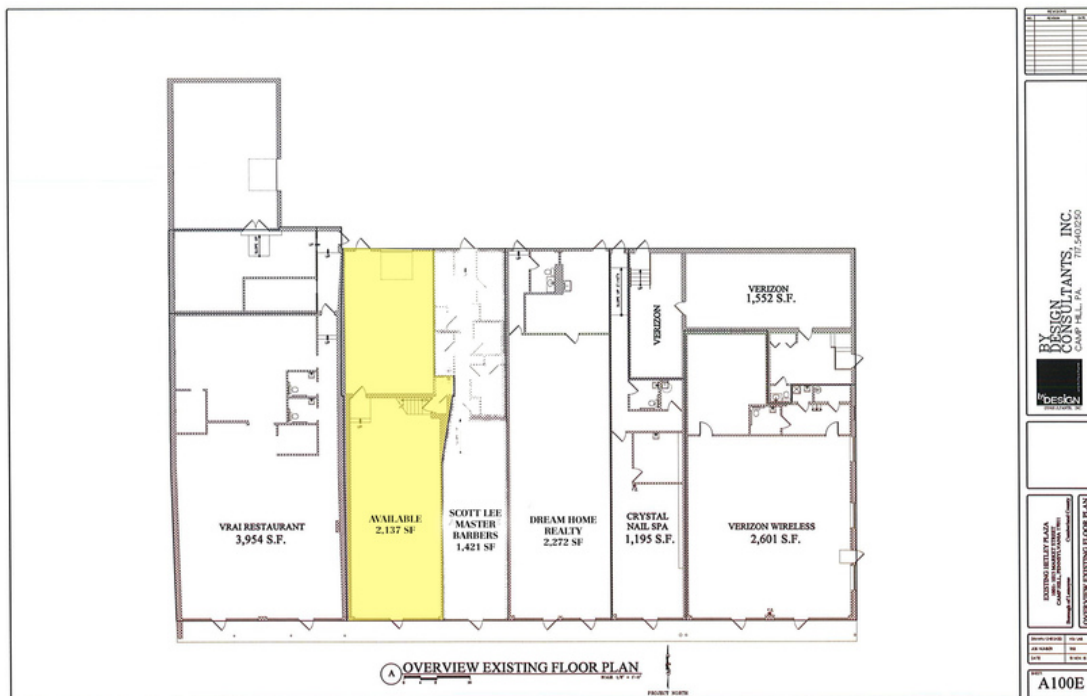
For more information:

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For Lease

# Retail



## Property Summary

Available SF:	2,137 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.64 Acres
Building Size:	14,480 SF
Ceiling Height:	11 ft
Zoning:	Commercial General
Average Daily Traffic Volumn:	12,574 VPD

## Property Overview

2,137 SF retail space available in Hetley Plaza, located in Lemoyne's commercial corridor. 166' Frontage along highly traveled Market Street. In close proximity to many national and local retailers including; Verizon, Rite Aid, Karns Food, Dollar General and many more.

This suite also includes an additional 1,000 SF private basement which can be used for unmanned storage.

It is hereby disclosed that the owner is a PA Licensed Real Estate Agent affiliated with NAI CIR.

## Location Overview

Located on Market Street in Lemoyne, PA



For Lease

# Retail



NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | +1 717 602 9477

[naicir.com](http://naicir.com)

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB024320A

## Site Information:

<b>PROPERTY ADDRESS:</b>	1011 Market Street, Lemoyne, PA 17043
<b>APN:</b>	12-21-0267-186
<b>TOWNSHIP:</b>	Borough of Lemoyne
<b>ZONING DESCRIPTION:</b>	Commercial General
<b>LOT DIMENSIONS:</b>	166' x 200 x 192' x 165'
<b>FRONTAGE:</b>	166'
<b>PARKING SPACES:</b>	33 Surface spaces in common plus street parking 1 Private space in rear for associate
<b>BUSINESS SIGN:</b>	Pylon sign along Market Street

## Building Information:

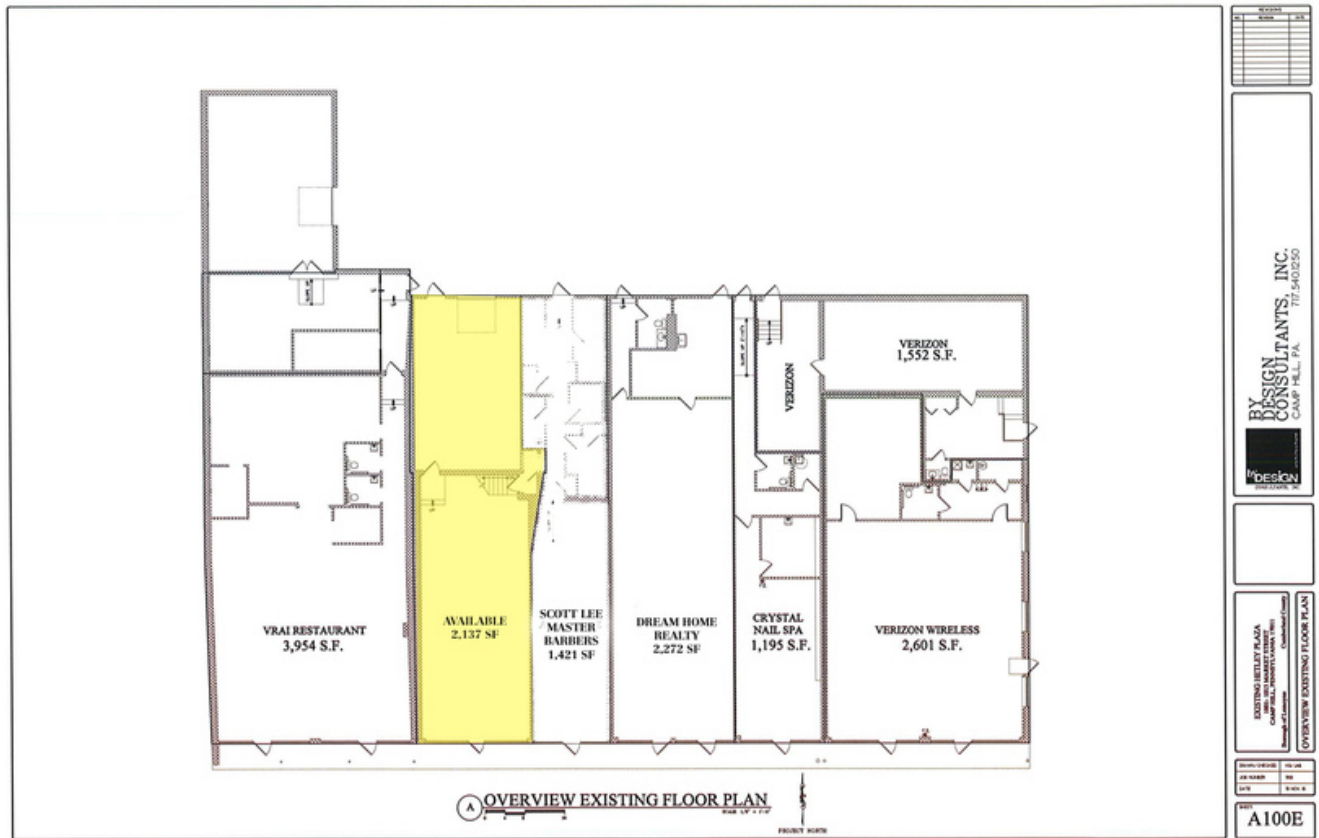
<b>CONSTRUCTION DESCRIPTION:</b>	Concrete masonry unit
<b>WALLS:</b>	Drywall
<b>FLOOR COVERINGS:</b>	Commercial grade carpet and concrete
<b>RESTROOMS:</b>	1
<b>HVAC:</b>	Gas - fired hot air and central A/C
<b>UTILITIES DESCRIPTION:</b>	Water - public Sewer - public Gas - public
<b>HANDICAP ACCESS:</b>	Yes

## Lease Information:

<b>SPACE SIZE:</b>	0.64 Acres
<b>MAX DIVISIBLE:</b>	2,137 SF
<b>LEASE RATE:</b>	\$14.00 SF/yr
<b>LEASE TYPE:</b>	NNN
<b>LEASE TERMS:</b>	Negotiable
<b>TENANT RESPONSIBILITIES:</b>	Heat, Trash Removal, Insurance, Air Conditioning, Interior Repairs, Water & Sewer, Taxes, Electric, Janitorial, Plumbing Repairs
<b>LANDLORD RESPONSIBILITIES:</b>	HVAC Repairs, Structural Repairs, Parking Lot Maintenance, Roof Repairs
<b>RESPONSIBILITY BREAKDOWN</b>	Estimated NNN payments are \$2.75/SF

For Lease

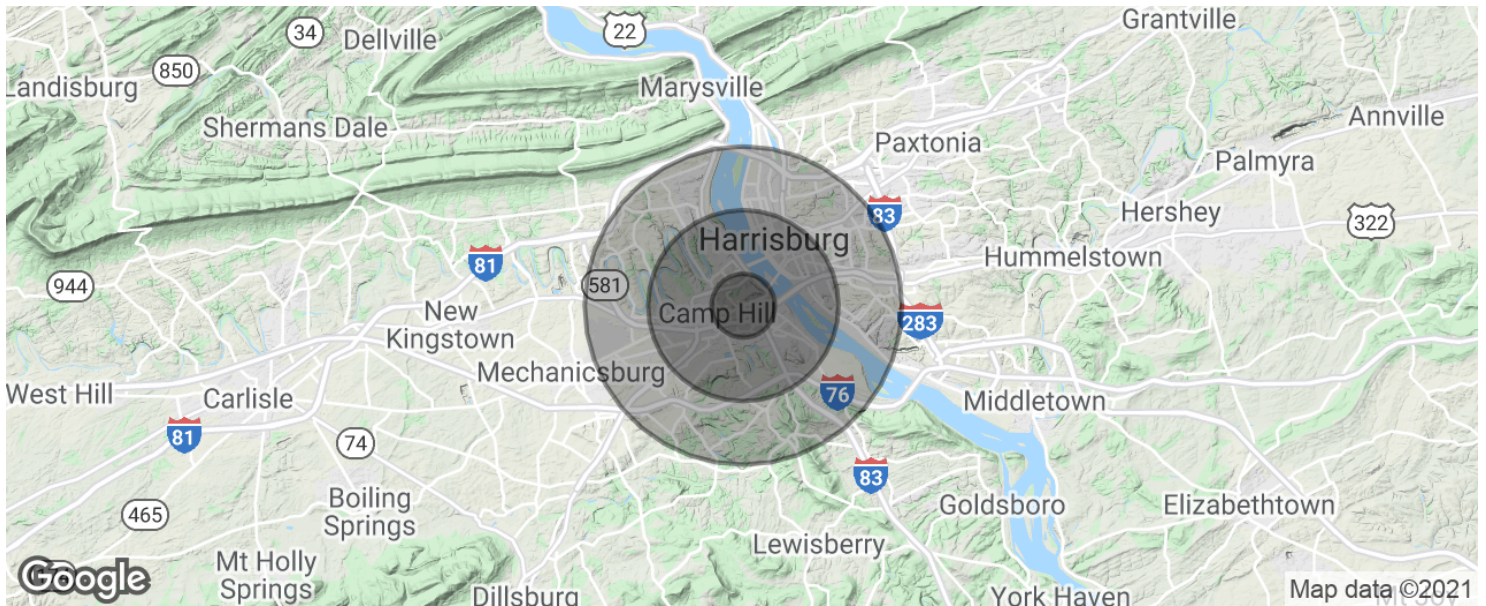
Retail





For Lease

# Retail



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,659	84,561	184,456
Median age	39.0	38.4	37.8
Median age (Male)	36.5	35.9	35.5
Median age (Female)	41.3	39.0	38.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,677	36,898	77,100
# of persons per HH	2.1	2.3	2.4
Average HH income	\$60,429	\$58,880	\$60,984
Average house value	\$217,132	\$169,794	\$162,128

\* Demographic data derived from 2010 US Census