

For Lease

Office

\$695.00 per month



3327 Derry Street

Harrisburg, Pennsylvania 17111

Property Highlights

- 540 SF office space available for lease
- Great visibility on Derry Street
- Located in Paxtang Borough
- Access to Downtown Harrisburg and I-81/I-83 Interchange

Property Description

540 SF office space available for lease. Located on Derry Street near intersection with Paxtang Avenue, offering great access to Paxton Street and I-81/I-83 Interchange.

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

OFFERING SUMMARY

Available SF	540 SF
Lease Rate	\$695.00 per month (MG)
Lot Size	0.42 Acres
Building Size	2,448 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,551	\$58,422
3 Miles	87,917	\$49,637
5 Miles	179,821	\$56,868

For more information

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NAICIR

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.
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PA License #RB02432DA

Property Details

ADDRESS:	3327 Derry Street Harrisburg, PA 17111
COUNTY:	Dauphin
MUNICIPALITY:	Paxtang
TAX PARCEL #:	42-036-005
PARCEL SIZE:	0.42 Acres
ZONING:	DT - Downtown
FLOOD ZONE:	Yes
PARKING:	6
TOTAL BUILDING SF:	2,448 SF
AVAILABLE SF:	540 SF
CLASS:	B
CONSTRUCTION:	Brick
SIGNAGE:	Yes

NUMBER OF FLOORS:	1
CEILING HEIGHT / TYPE:	8 ft/ Acoustic tile
ROOF:	Shingles
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Carpet/tile
LIGHTING:	Varies
UTILITIES:	Water & Sewer: Public Gas: Available
RESTROOMS:	1
HVAC:	Electric heat and central air
LEASE TYPE:	MG
LEASE TERM:	36 months
RENTAL RATE:	\$695.00 per month (MG)

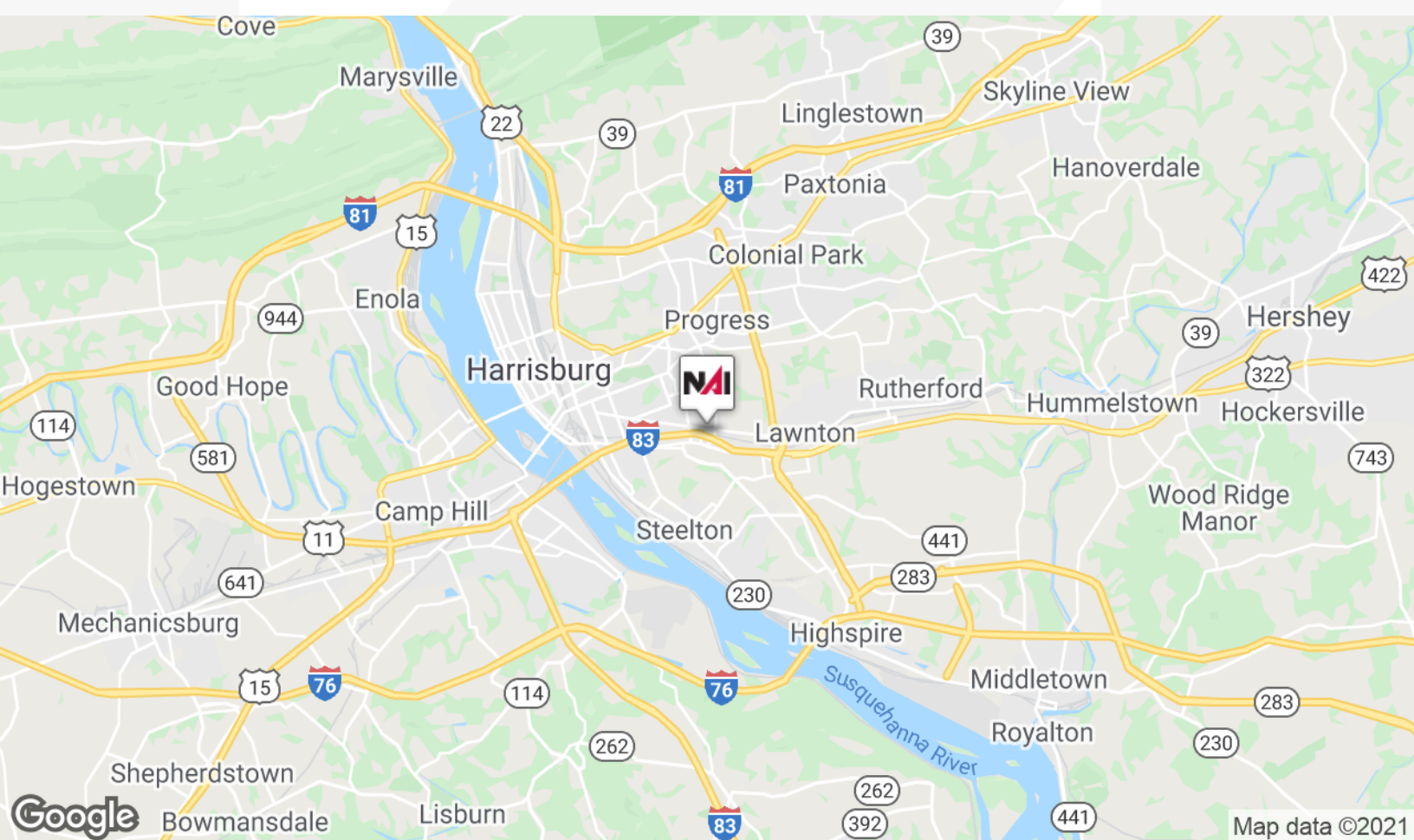
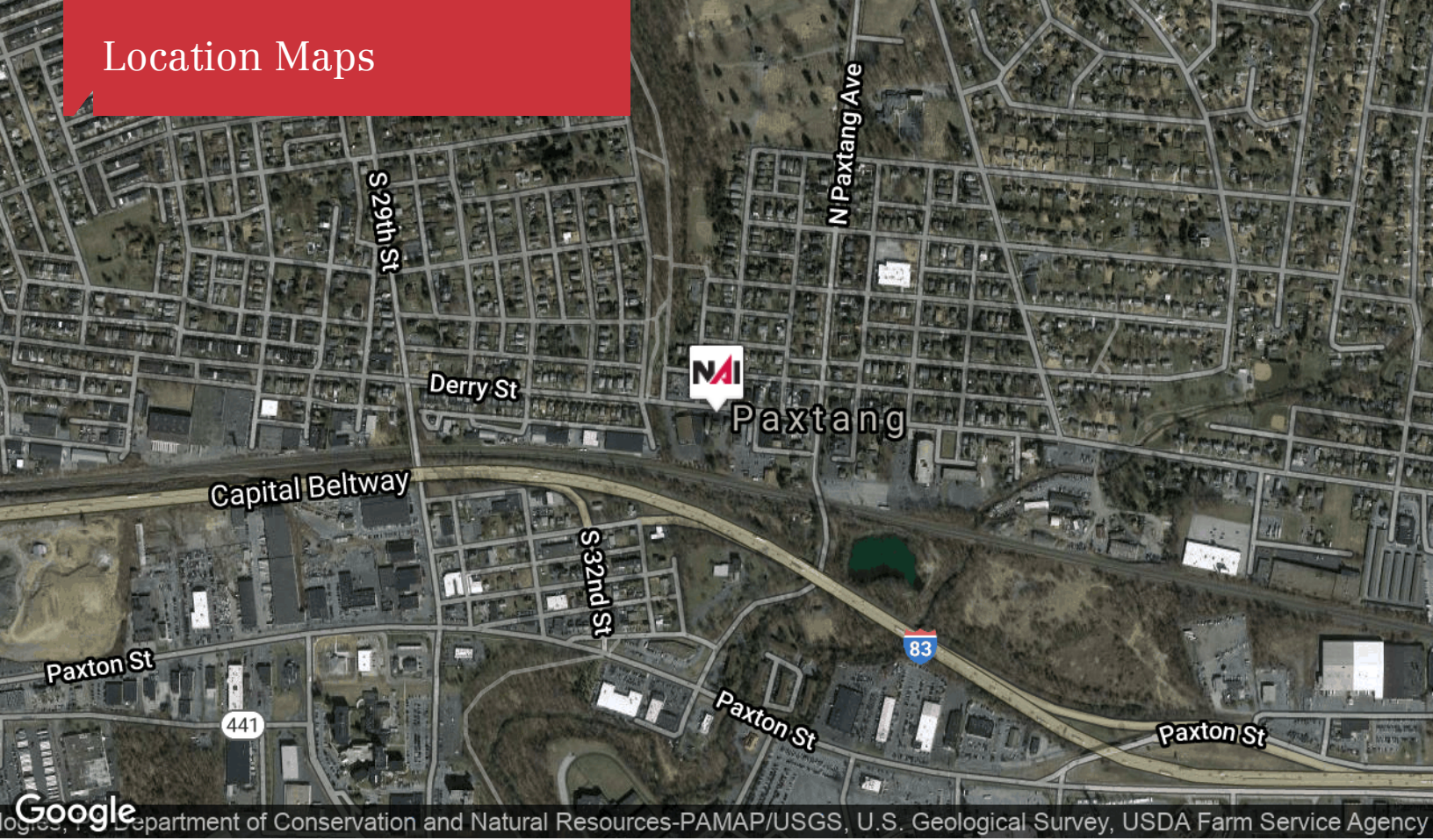


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Location Maps

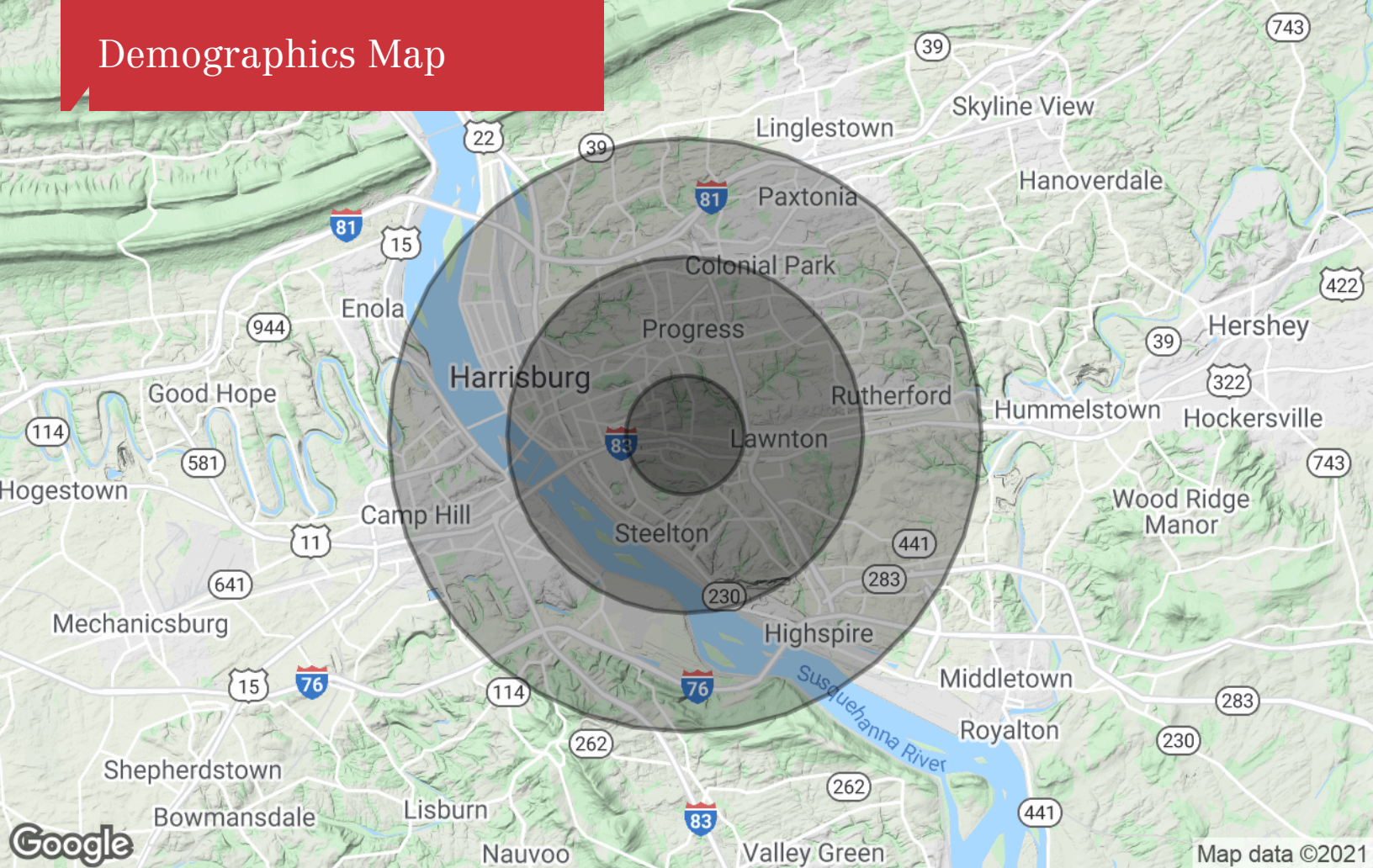


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,551	87,917	179,821
MEDIAN AGE	40.5	35.6	37.4
MEDIAN AGE (MALE)	38.9	33.4	35.6
MEDIAN AGE (FEMALE)	41.7	37.2	38.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,870	35,607	76,086
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$58,422	\$49,637	\$56,868
AVERAGE HOUSE VALUE	\$151,565	\$128,893	\$157,574

Race

	1 Mile	3 Miles	5 Miles
% WHITE	62.5%	53.5%	64.1%
% BLACK	28.7%	38.8%	29.3%
% ASIAN	5.6%	3.2%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	3.3%	4.4%	3.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	11.6%	12.7%	9.5%

* Demographic data derived from 2010 US Census



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