

For Sale

Retail Property

\$409,000



7200 Derry Street

Harrisburg, Pennsylvania 17111

Property Highlights

- Former AMVETS property available for sale
- 2,500 SF single story retail space
- Large paved parking lot with +/- 37 parking spaces
- Two access points
- Minutes from I-83, I-283, Route 322 and I-76 (PA Turnpike)
- Available for lease

Property Description

2,500 SF freestanding commercial building with great visibility on Derry Street available for sale. The former AMVETS property has excellent on site parking with two access points from Derry Street.

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

OFFERING SUMMARY

Sale Price	\$409,000
Lot Size	0.77 Acres
Building Size	2,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,897	\$69,848
3 Miles	36,560	\$75,183
5 Miles	106,015	\$71,085

For more information

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

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
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Property Details

ADDRESS:	7200 Derry Street Harrisburg, PA 17111
COUNTY:	Dauphin
MUNICIPALITY:	Swatara
TAX PARCEL #:	63-018-089 and 63-018-090
PARCEL SIZE:	0.77 Acres
ZONING:	General Commercial District
TOPOGRAPHY:	Level
BUILDING FRONTAGE:	170' along Derry Street
PARKING:	37
TOTAL BUILDING SF:	2,500 SF
YEAR BUILT:	1979
CONSTRUCTION:	Masonry/block with brick veneer
SIGNAGE:	Yes

NUMBER OF FLOORS:	1
CEILING HEIGHT:	10 ft
ROOF:	Flat
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Ceramic tile and vinyl
LIGHTING:	Recessed fluorescent, recessed & exposed incandescent
UTILITIES:	Water & Sewer: Public
RESTROOMS:	3
HVAC:	Gas heat and electric central air
TAXES:	\$5,900.00 (estimated)
SALE PRICE:	\$409,000



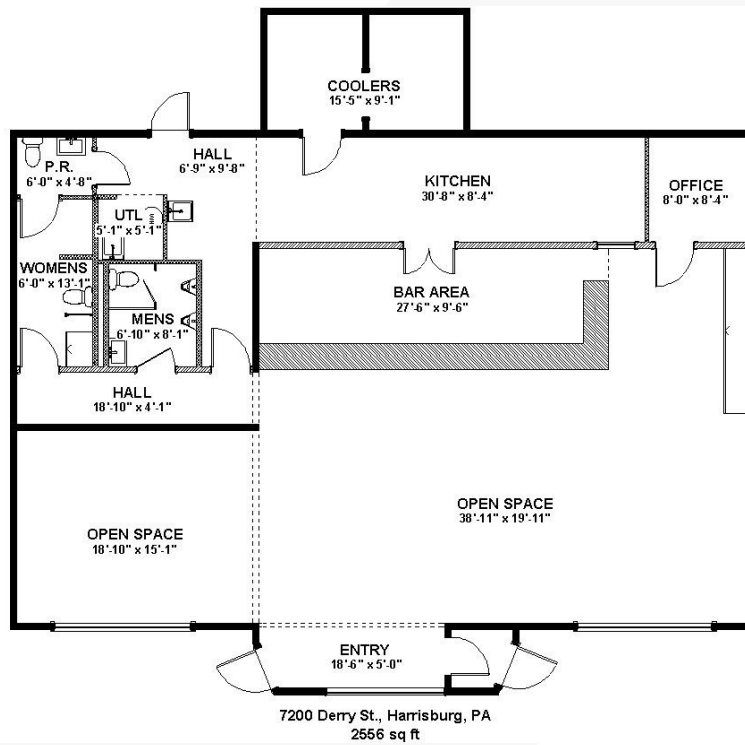
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Site Plan

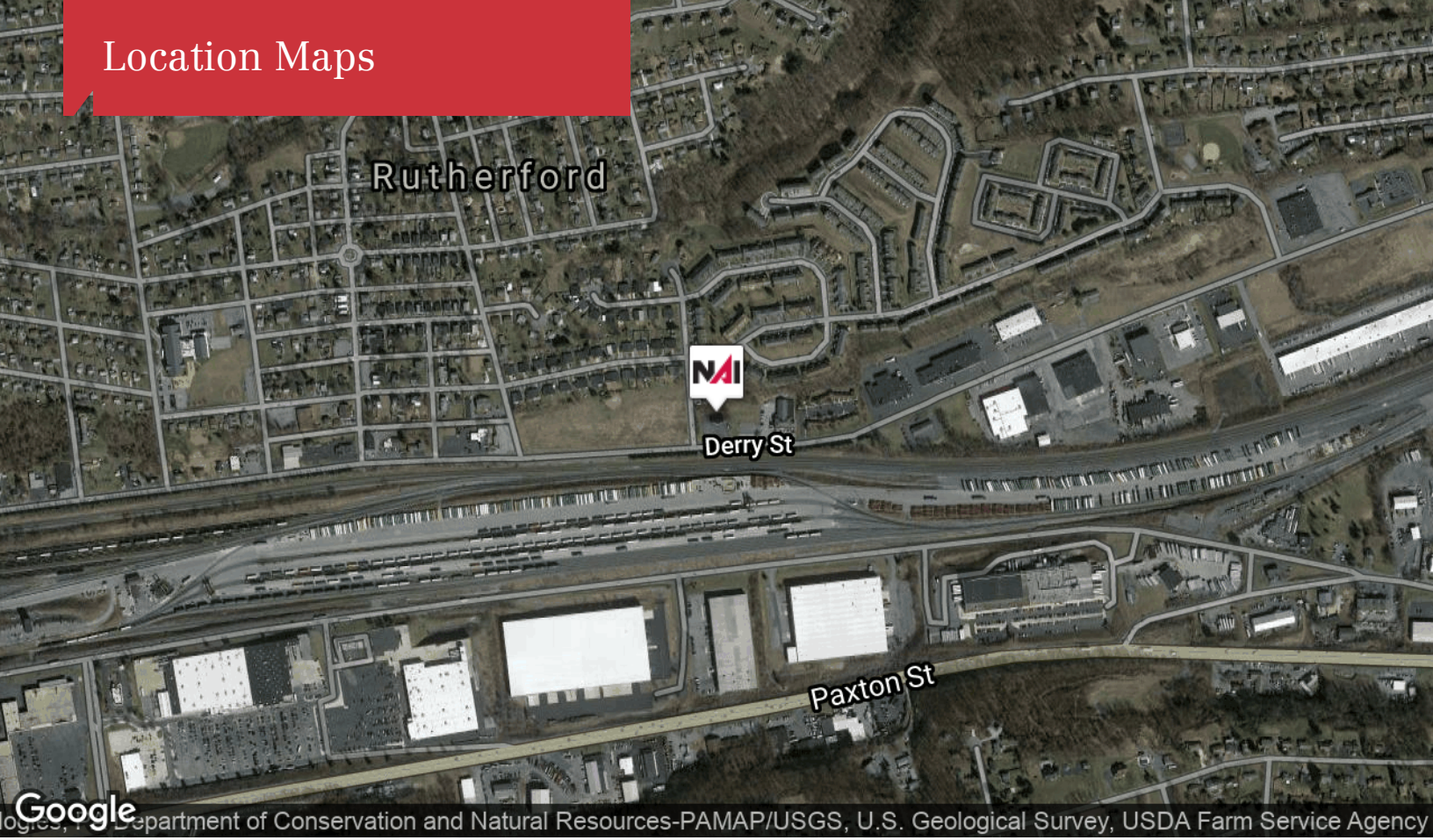


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Location Maps



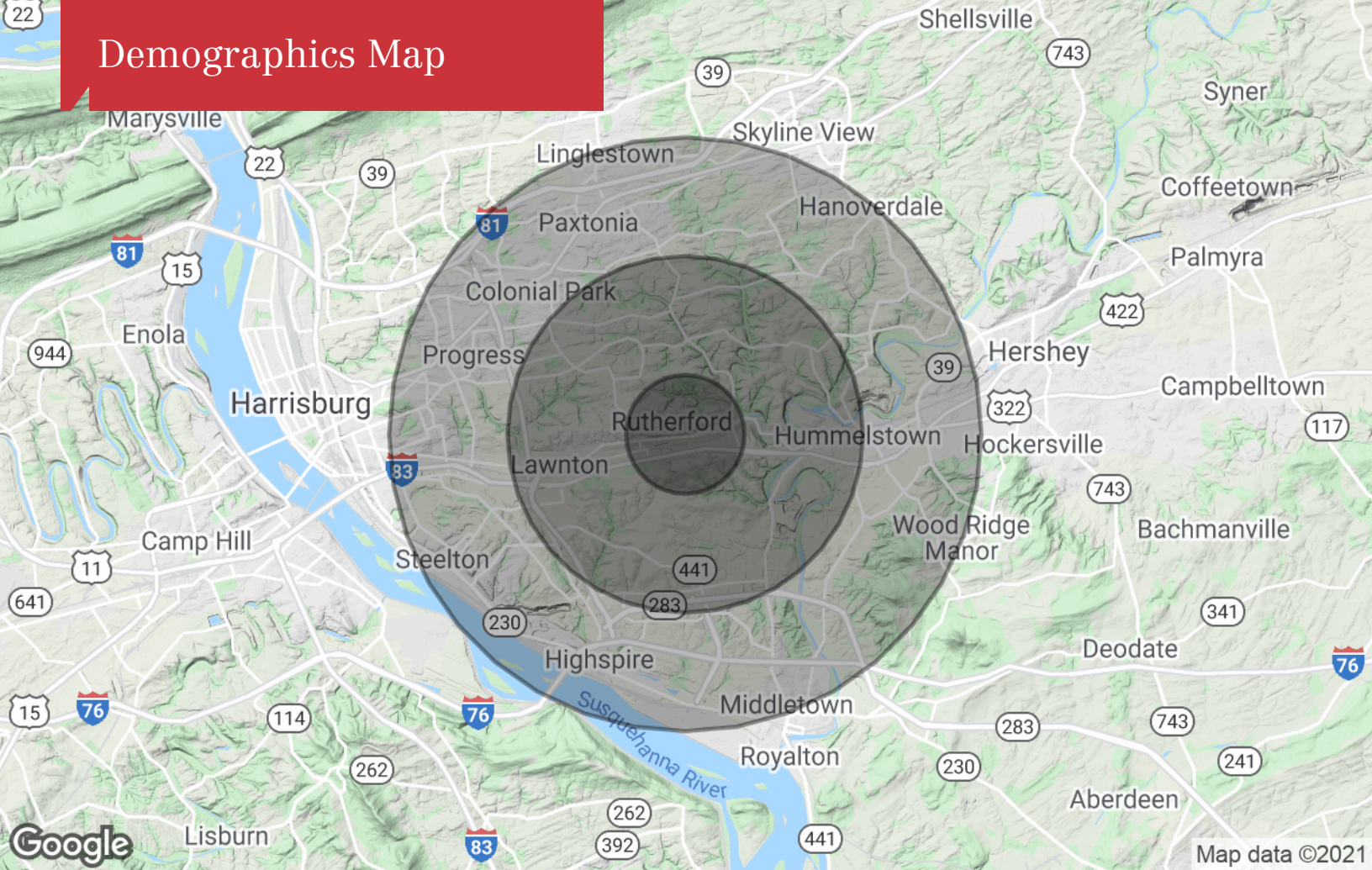
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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,897	36,560	106,015
MEDIAN AGE	38.4	37.9	39.6
MEDIAN AGE (MALE)	35.9	36.8	38.5
MEDIAN AGE (FEMALE)	42.4	39.8	41.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,356	14,851	43,801
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$69,848	\$75,183	\$71,085
AVERAGE HOUSE VALUE	\$219,804	\$179,720	\$172,199

Race

	1 Mile	3 Miles	5 Miles
% WHITE	79.9%	79.1%	82.2%
% BLACK	8.9%	11.5%	10.9%
% ASIAN	5.5%	5.6%	4.3%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	5.8%	3.6%	2.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	8.6%	6.3%	5.7%

* Demographic data derived from 2010 US Census



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