

For Sale

# Retail Property

\$175,000



## 3319 Derry Street

3319 Derry Street  
Harrisburg, Pennsylvania 17111

### Property Highlights

- 6,331 SF retail/flex building
- Showroom
- Large warehouse
- 2 drive-ins
- Located in Paxtang Borough
- Minutes from I-81/I-83 Interchange and Downtown Harrisburg

### Property Description

6,331 SF retail/flex building with a showroom, large warehouse and two drive-ins available for sale. Property is located in the heart of Paxtang Borough with easy 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

<b>Sale Price</b>	\$175,000
<b>Lot Size</b>	0.10 Acres
<b>Building Size</b>	6,331 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	9,601	\$58,294
<b>3 Miles</b>	87,694	\$49,598
<b>5 Miles</b>	179,435	\$56,848

For more information

**Amber Corbo**

O: 717 761 5070 x185  
acorbo@naicir.com



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 #RB02432DA

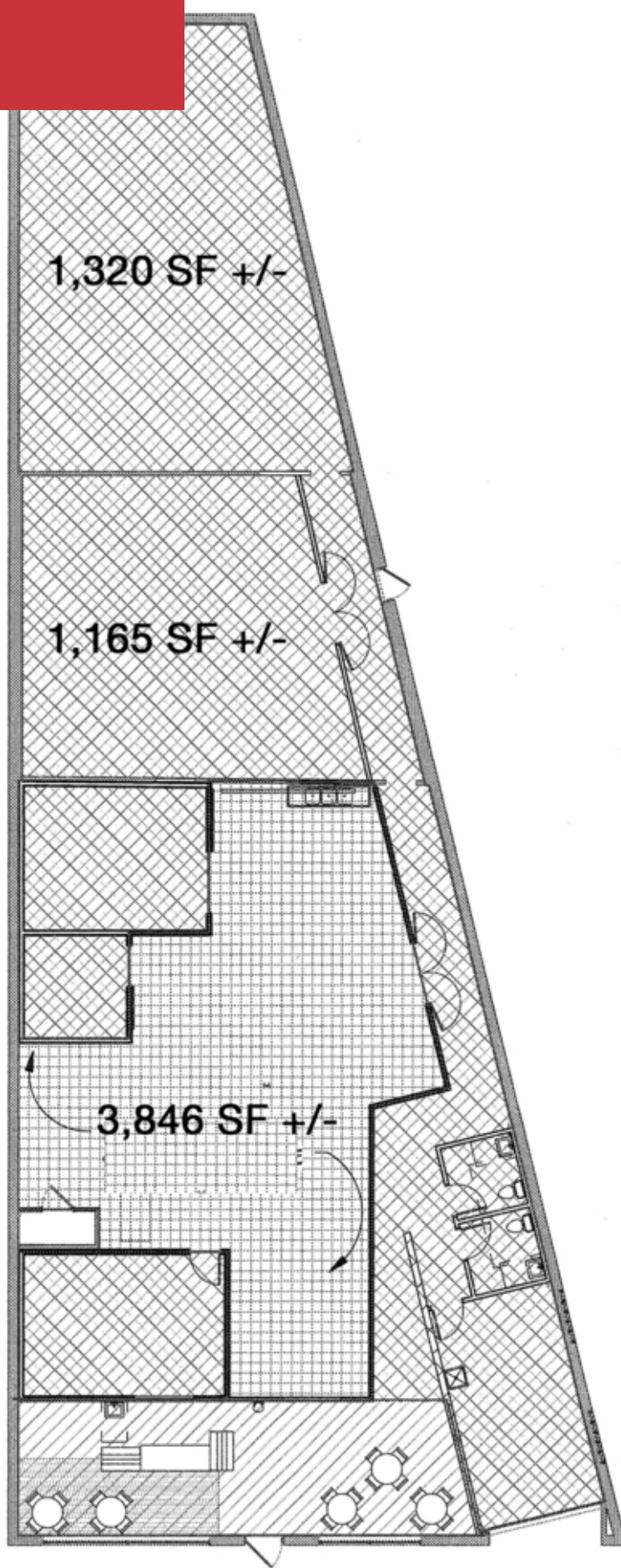
1015 Mumma Road  
Lemoyne, PA 17043  
717 761 5070 tel  
[naicir.com](http://naicir.com)

# Property Details

ADDRESS:	3319 Derry Street Harrisburg, PA 17111
COUNTY:	Dauphin
TAX PARCEL #:	47-036-003
PARCEL SIZE:	0.10 Acres
ZONING:	DT-Downtown
PARKING:	8
TOTAL BUILDING SF:	6,331 SF
YEAR BUILT:	1933
CONSTRUCTION:	Brick
SIGNAGE:	Yes

NUMBER OF FLOORS:	1
CEILING HEIGHT / TYPE:	12 ft / Exposed
ROOF:	Rubber
INTERIOR WALLS:	Brick and drywall
FLOOR TYPE:	Concrete
UTILITIES:	Water & Sewer: Public Gas: UGI
RESTROOMS:	2
TAXES:	\$4,745.65
SALE PRICE:	\$175,000

# Additional Photos

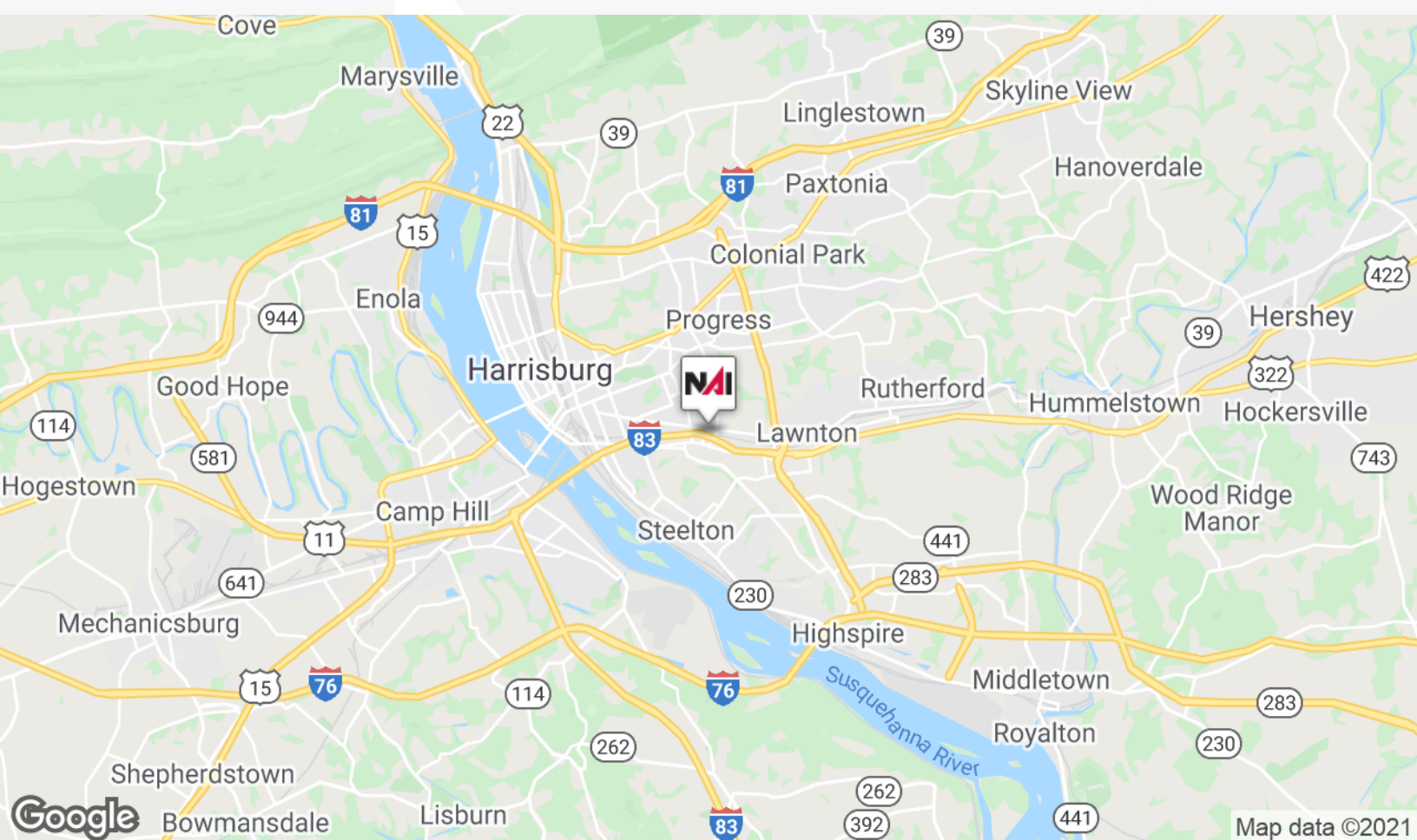
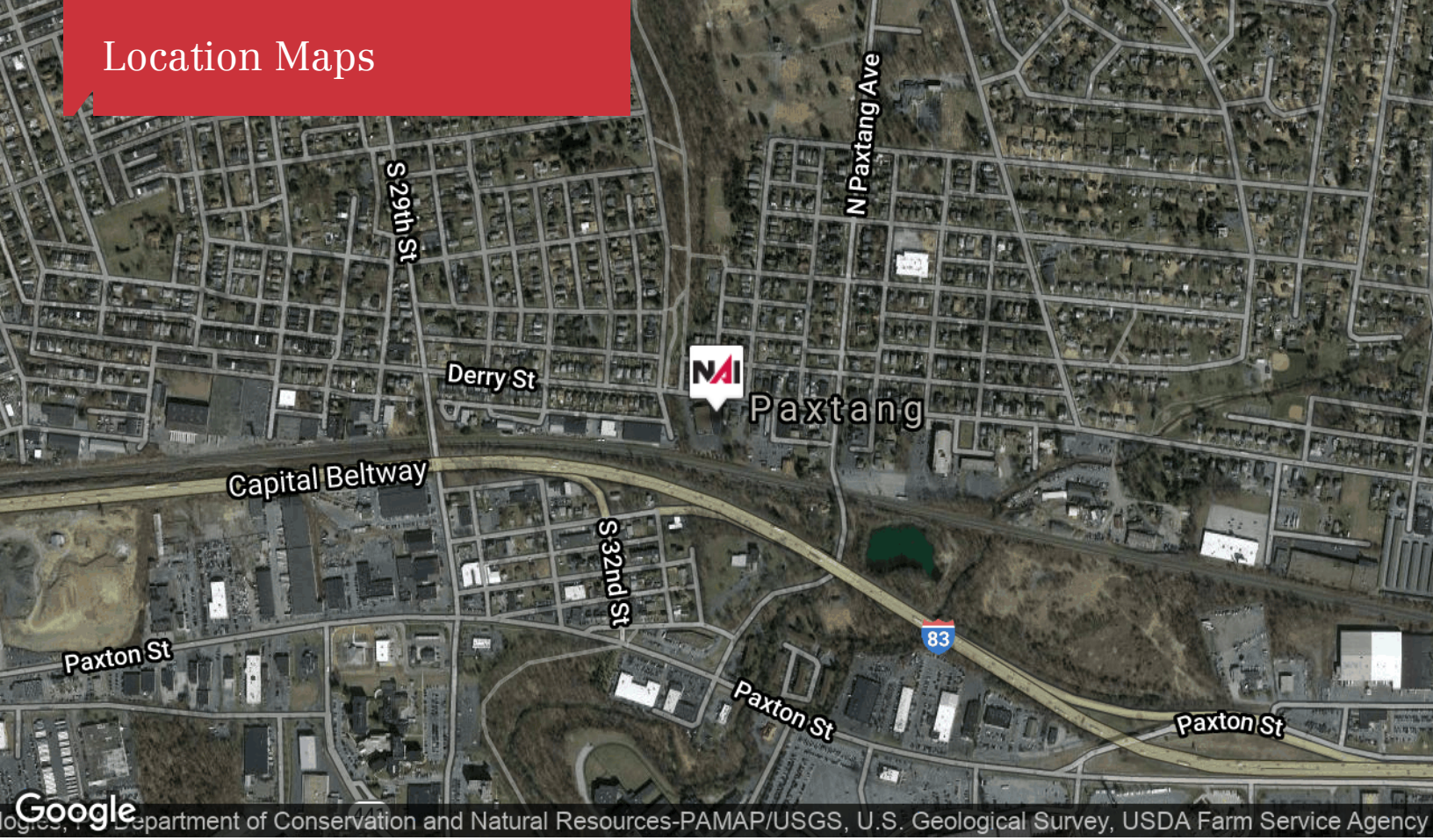


**Amber Corbo**  
O: 717.761.5070 x185  
acorbo@naicir.com

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# Location Maps

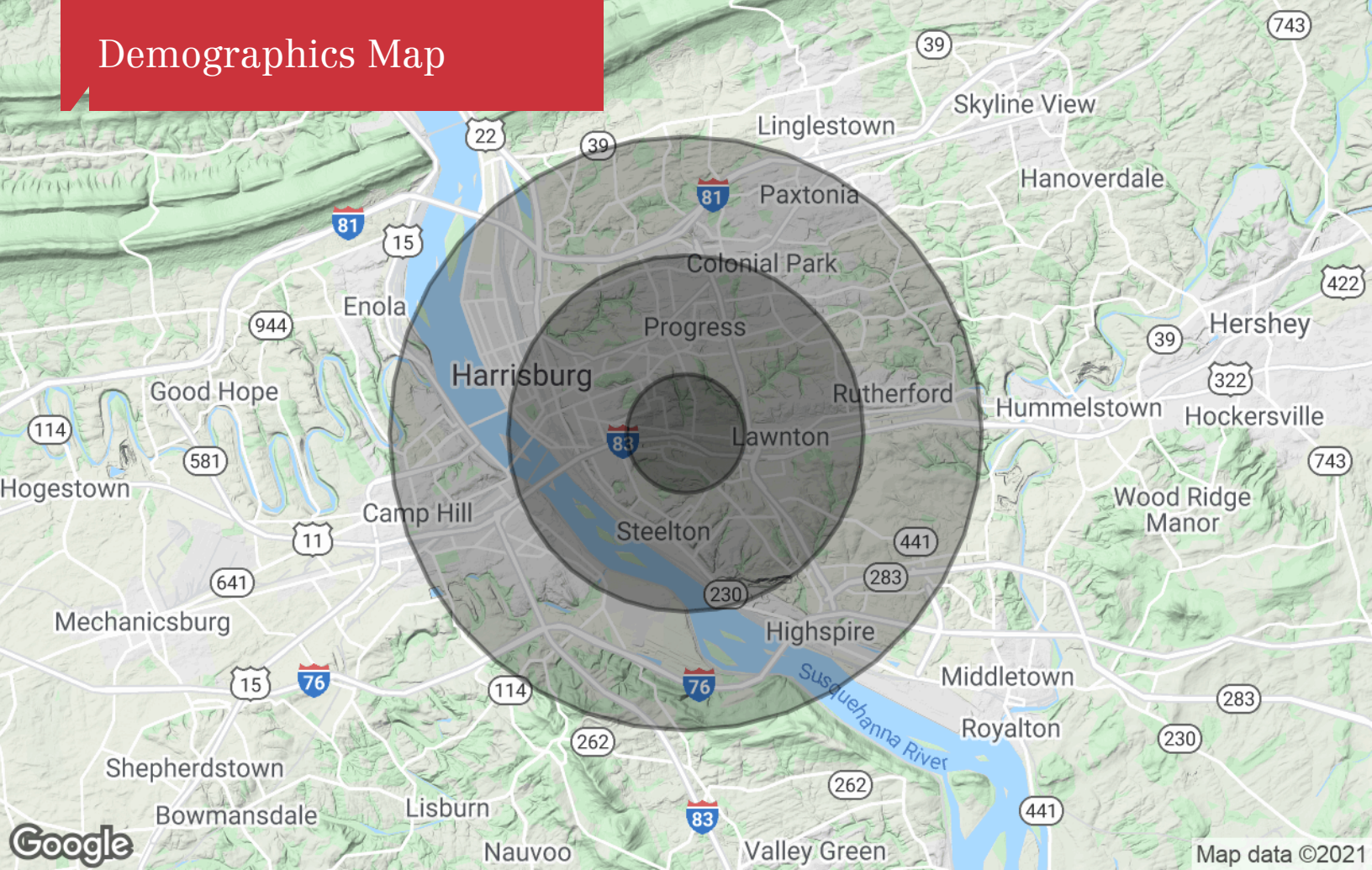


**NAICIR**  
Amber Corbo  
O: 717.761.5070 x185  
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PA License #RB024320A

# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,601	87,694	179,435
MEDIAN AGE	40.4	35.6	37.4
MEDIAN AGE (MALE)	38.8	33.4	35.5
MEDIAN AGE (FEMALE)	41.7	37.2	38.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,885	35,540	75,789
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$58,294	\$49,598	\$56,848
AVERAGE HOUSE VALUE	\$151,607	\$128,939	\$157,429

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	62.0%	53.6%	64.0%
% BLACK	29.1%	38.8%	29.4%
% 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	11.8%	12.7%	9.5%

\* Demographic data derived from 2010 US Census



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