

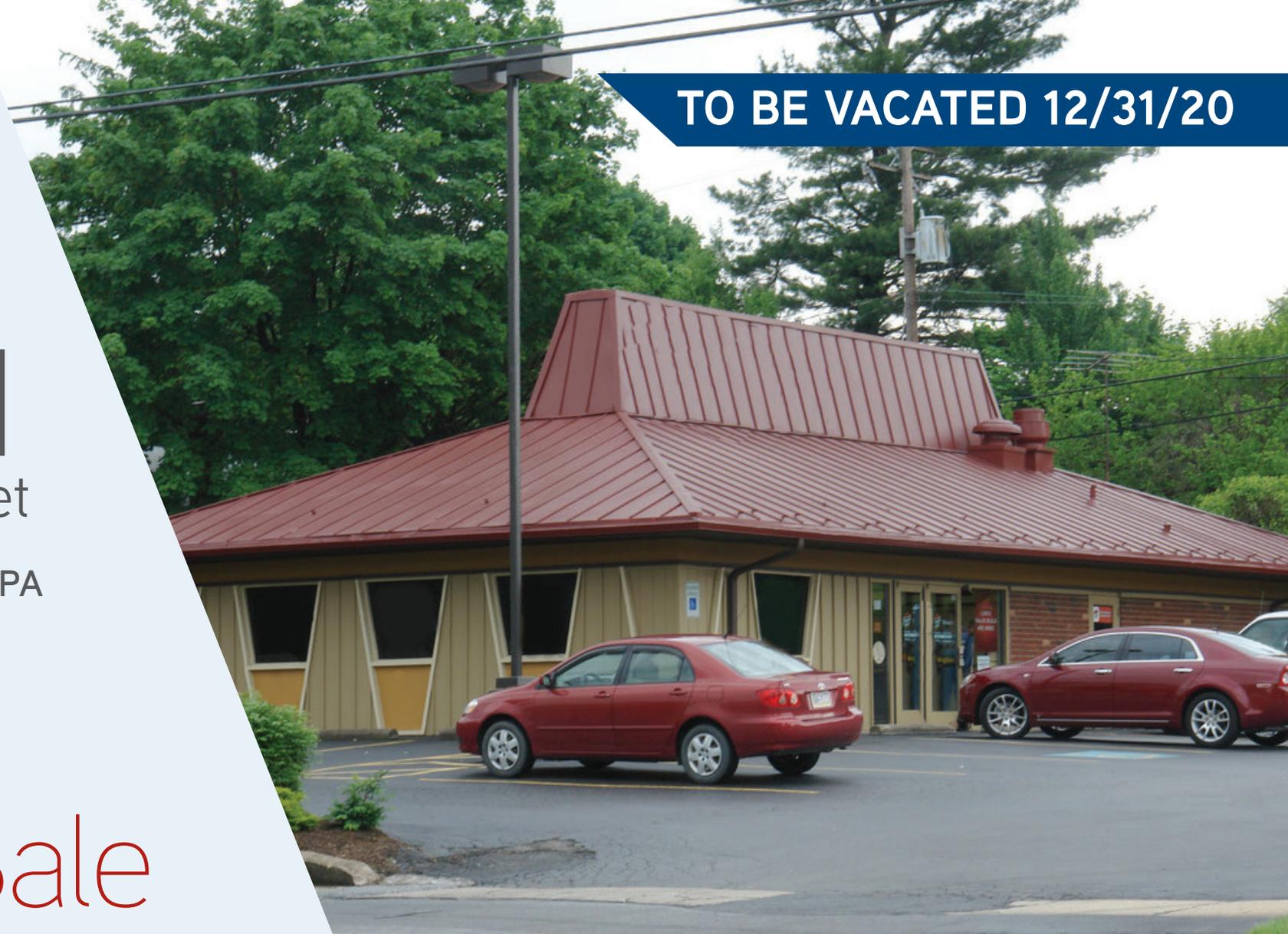
Available
Former
Restaurant
Space

4401
Derry Street

HARRISBURG | PA

For Sale

TO BE VACATED 12/31/20



NET LEASE INVESTMENT TEAM:

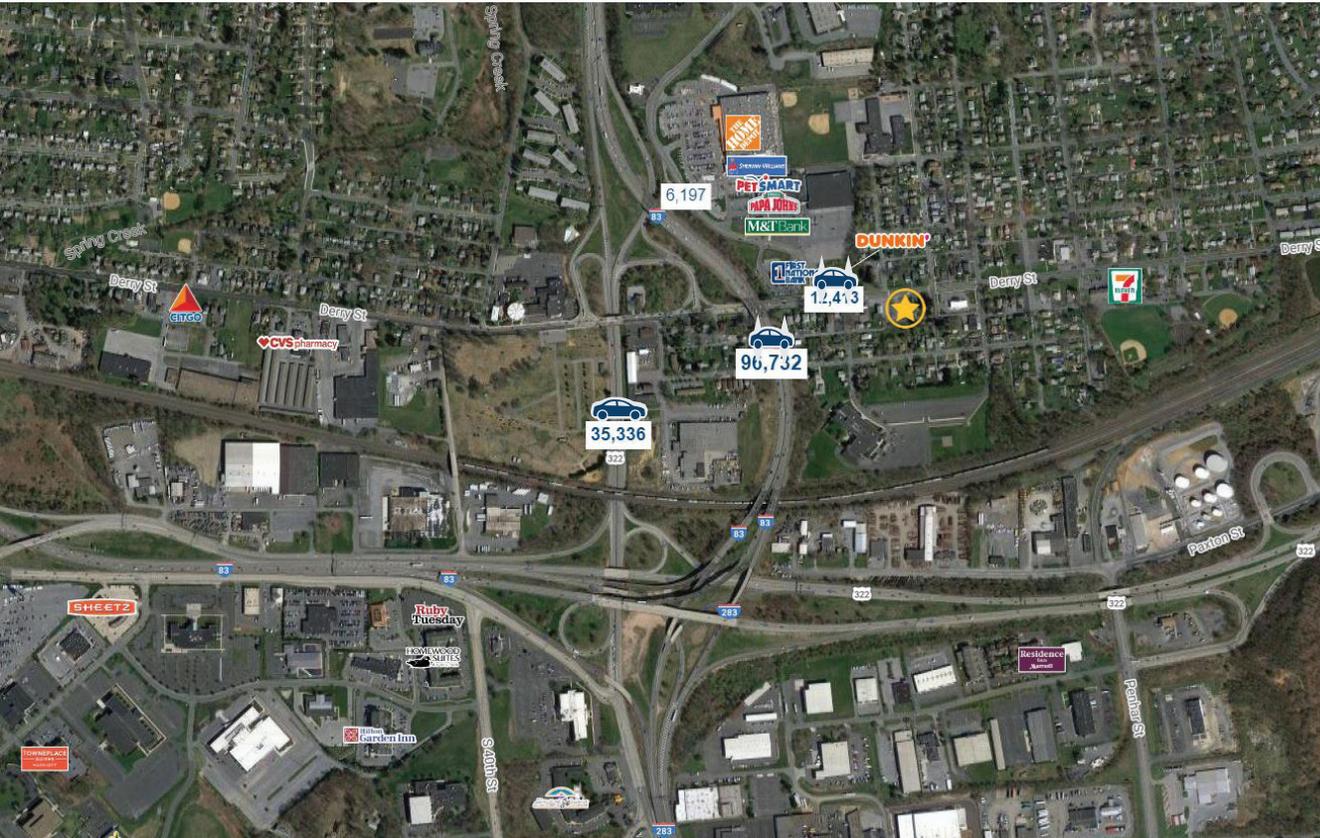


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ASKING PRICE:

\$425,000

EST. RENT

\$24,000

YEAR BUILT: 1973

BUILDING SIZE: +/- 2,020 SF

LOT SIZE: +/- .29 Acres

INVESTMENT HIGHLIGHTS

- > Strong trade area
- > Off of two major expressways
- > Just outside of downtown
- > Tenant will pay rent and occupy the building until 12/31/2020

Demographics



**Current
Population
(2019)**
77,047



**Projected
Population
(2024)**
78,053



**Average
Household
Income**
\$70,254



**Median
Household
Income**
\$55,801



Households
31,808



Median Age
38.08

* Demographics based on a 3 mile radius