



STREET RETAIL

311 UNION STREET | MILLERSBURG, PA | 17061

FOR LEASE

PROPERTY OVERVIEW

Former financial office, modern finishings.

PROPERTY SUMMARY

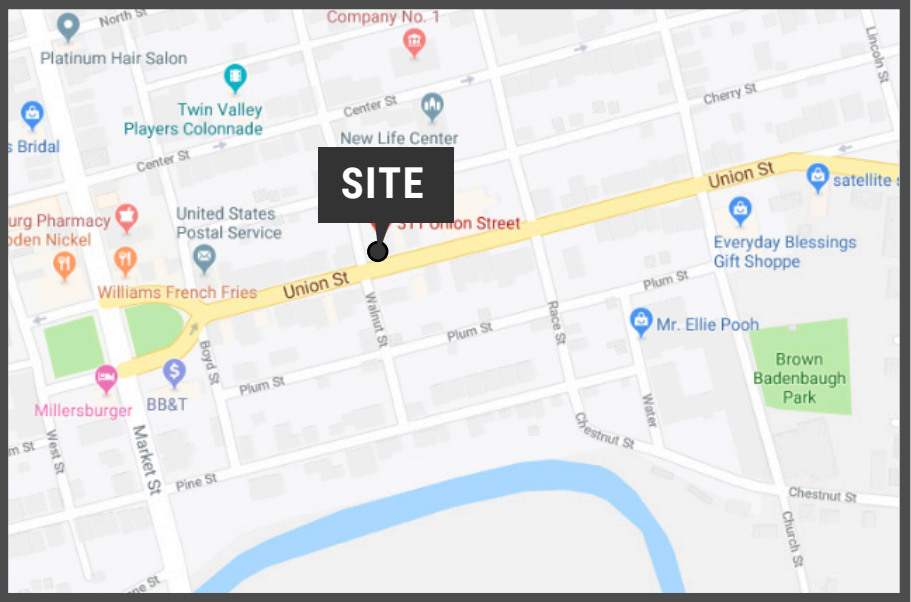
County:	DAUPHIN
Municipality:	MILLERSBURG BORO
Zoning:	COMMERCIAL
Class of Space:	CLASS B
Building Size:	1,200 SF
Lease Price:	\$12.00/ SF NNN
Space Type:	NEW
Date Avail:	IMMEDIATELY
Lease Type:	NNN
CAM Expenses:	\$3.00/ SF
Heat Source:	HEAT PUMP
Air Cond:	PACKAGE UNIT







York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

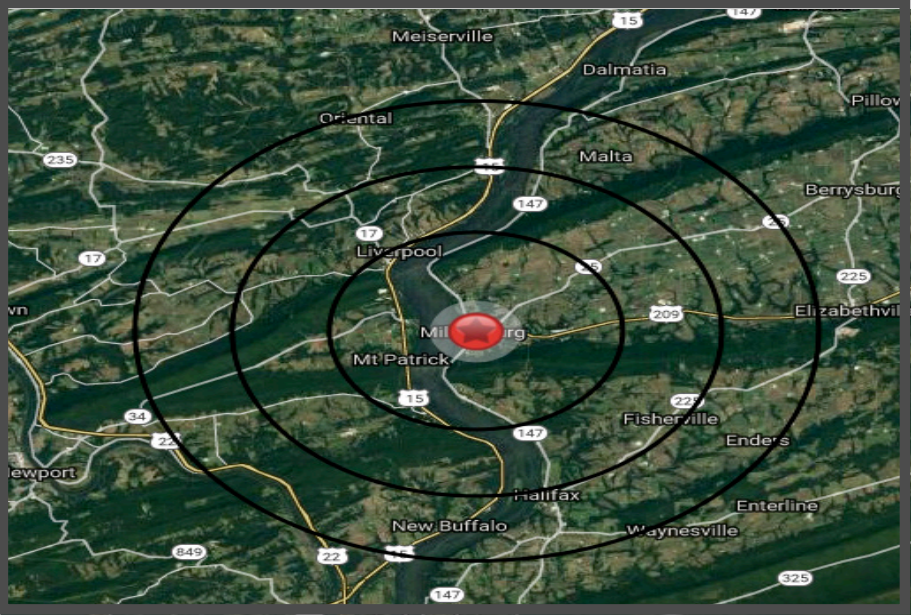
GARY RUSSELL
717-843-5555
www.bennettwilliams.com





DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	7,119	11,384	18,560
 TOTAL EMPLOYEES	2,509	3,131	4,767
 AVERAGE HHI	\$63,918	\$67,996	\$70,470
 TOTAL HOUSEHOLDS	3,146	4,926	7,841

TRAFFIC COUNTS
UNION STREET: 9,170 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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