

4314 DERRY STREET

Harrisburg, PA | 17111

± 1.3 ACRES AVAILABLE | FOR LEASE



NEARBY



SHERWIN
WILLIAMS

PETSMART

THE
HOME
DEPOT



Panera
BREAD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
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Bennett WILLIAMS
RETAIL

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PROPERTY OVERVIEW


4314 Derry Street is a 1.3 acre assemblage of parcels, located in the Harrisburg, PA market, along Derry Street (11,289 VPD) The site presents a unique opportunity for a user to enter into a constantly growing Harrisburg market with great visibility, and access, as well as convenient access to Interstate 83 (96,732 VPD), and Interstate 283 (59,830 VPD). The property is in close proximity to national retailers such as, Target, Home Depot, PetSmart, Sherwin Williams, and Panera Bread, just to name a few.


LOCATION


Along with its great visibility and access to Derry Street, as well as Interstate 83 and Interstate 283, the site benefits from a demographics area that extends more than 5 miles. The site benefits from the high-volume traffic flow of Derry Street, which is one of the main corridors in the Harrisburg market, and connects travelers to other major roadways, as well as the surrounding retail, office, medical and residential components.


TRADE AREA


The site shows a 15-minute drive time demographic of over 163,320 people with household incomes of more than \$73,686 and daytime employment demographics equally as strong with 135,252. The demographics within a 10-mile radius include 370,737 people in 159,406 homes, a labor force of 255,122 with an average household income of \$86,359. The area's growth since 2010 has increased over 9.9%.

**POPULATION**
277,977

**EMPLOYEES**
218,777

**HH INCOME**
\$81,379

**HOUSEHOLDS**
120,935

**TRAFFIC COUNTS**
DERRY ST - 11,829 VPD
I-83 - 96,732 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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