

For Lease

# 3901 DERRY STREET

±5,382 SF

Harrisburg, PA 17111



## Property Overview

**3901 Derry Street Complex** is a retail property available for lease in Swatara Township, Harrisburg, PA. There are 2,800 square feet to 5,382 square feet spaces available with frontage on Derry Street, with a signalized corner, coming soon. The site also benefits from high traffic and exposure, ample parking, a drive through opportunity, and signage. Nearby national retailers include Home Depot, Target, JC Penny, PetSmart, and Christmas Tree Shops, just to name a few. The property is also in close proximity to a number of hotels, Aetna Health Insurance, and other retail destinations.



Ashlee Lehman | Dave Nicholson | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

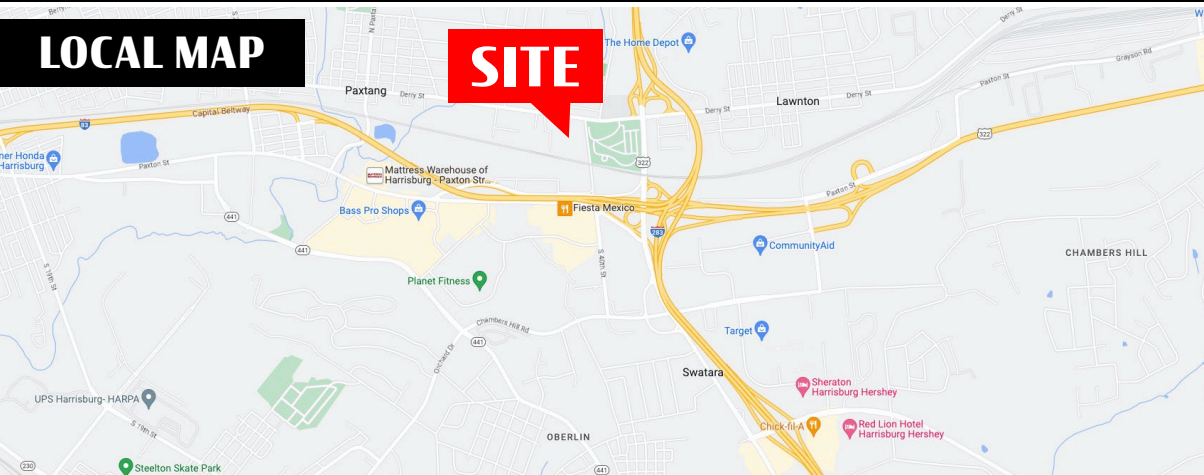


COMMERCIAL BROKERAGE. *Redefined.*

# 3901 DERRY STREET

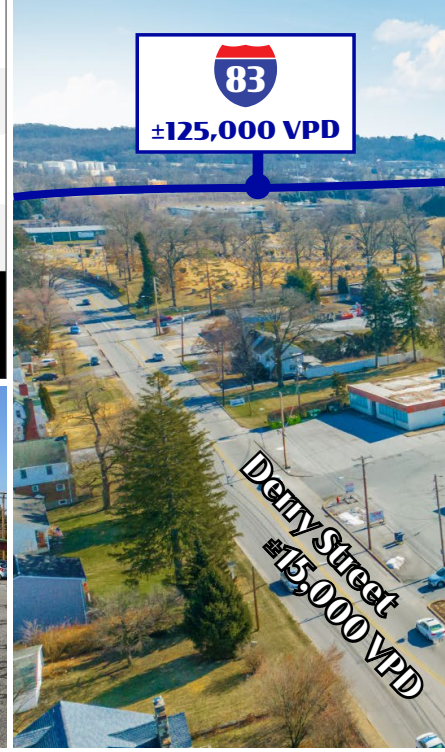
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,117	88,947	178,617
TOTAL EMPLOYEES	8,941	47,869	137,868
AVERAGE HHI	\$68,892	\$65,577	\$75,136
TOTAL HOUSEHOLDS	2,661	35,081	74,759

## AVAILABLE SPACES



TRAFFIC COUNTS:  
Derry St ± 15,000 VPD | I-83 ± 125,000 VPD



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## SURROUNDING RETAIL

**Shops at TecPort**



TOMATO PIE CAFE  
Gunton  
PAPA Joe's  
chewy  
PENNSY SUPPLY

**Harrisburg Mall**



Bass Pro Shops  
2ND & CHARLES  
Applebee's GRILL + BAR  
KAY JEWELERS  
Pizza Hut  
TACO BELL  
H&R BLOCK  
Foot Locker  
Rainbow



**83**  
±125,000 VPD



**FIESTA MEXICO**  
MEXICAN RESTAURANT



**U-GRO**  
LEARNING CENTRES



**Faulkner**  
— TO BE SURE —  
NISSAN



**SHEETZ**



**CVS**  
pharmacy

**5,382 SF**



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## MARKET AERIAL



**SITE**

**East Park SC**  
THE HOME DEPOT  
PETSMART

**Paxton Street Commons**  
Starbucks  
FedEx  
QDOBA

**Scottsdale Plaza**  
Melting Pot  
NEATO BURRITO  
CAFE FRESCO

BucoZone

BURGER KING

Pizza Hut

Applebee's

ISAAC'S

SHEETZ

Ruby Tuesday

CommunityAid  
NEIGHBORS HELPING NEIGHBORS

**High Pointe Commons**  
Target  
JCPenney  
Christmas Tree Shops  
petco  
FIVE GUYS  
BURGERS and FRIES  
tropical SMOOTHIE CAFE  
MOE'S  
LANE BRYANT  
GNC  
ORANGETHEORY FITNESS  
verizon  
GameStop  
Hair cuttery

**Harrisburg Mall**  
Bass Pro Shops  
2ND & CHARLES  
Foot Locker  
Pizza Hut  
TACO BELL  
GNC  
GameStop  
AT&T

**Shops at TecPort**  
TOMATO PIE CAFE  
Gunton  
PAPA JOHN'S  
PENNSY SUPPLY  
chewy

GOLDS GYM

MONRO  
AUTO SERVICE, TIRE CENTERS

planet fitness

RODEWAY INN & SUITES

SLEEP INN

COUNTRY INN & SUITES

WYNDHAM GARDEN HOTELS

Bob Evans

HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

Chick-fil&

SHEETZ



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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## CONTACT US

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INVESTMENT  
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PROPERTY  
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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

