

For Lease

3901 DERRY STREET

±1,850-5,382 SF

Harrisburg, PA 17111



Property Overview

3901 Derry Street Complex is a retail property available for lease in Swatara Township, Harrisburg, PA. There are 1,850 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.



Cait Courtney | Dave Nicholson | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

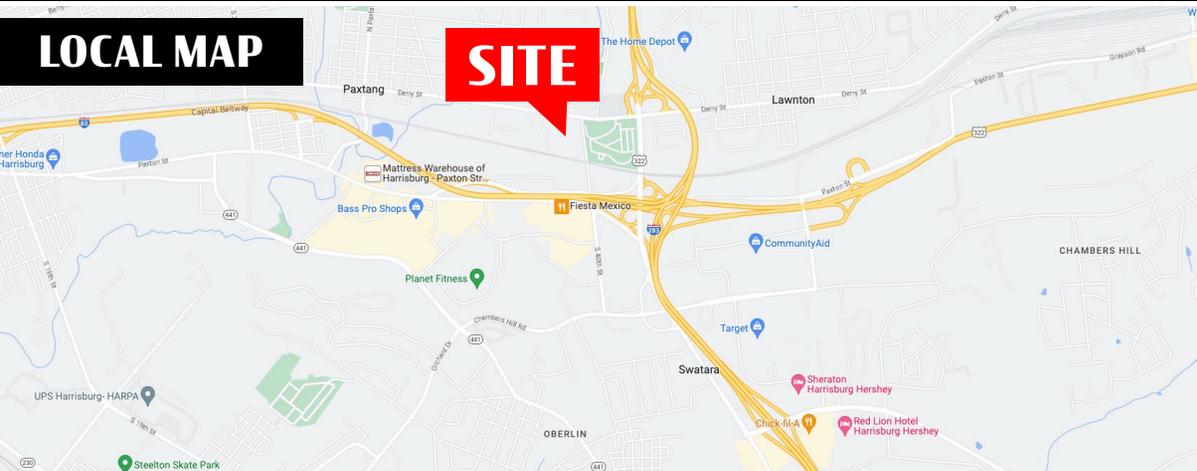


COMMERCIAL BROKERAGE. *Redefined.*

3901 DERRY STREET

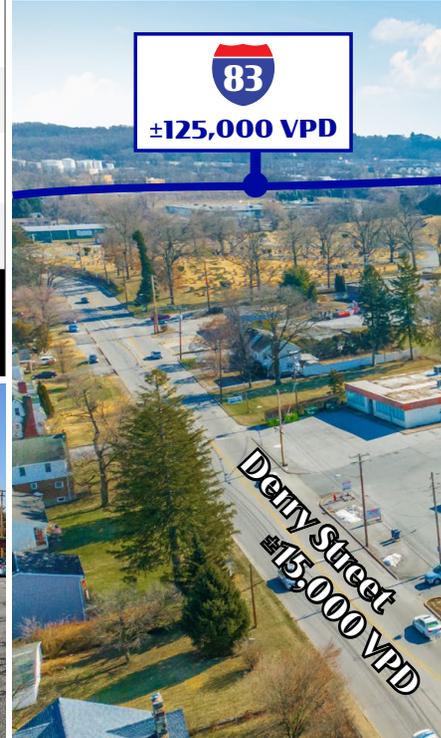
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,117	88,947	178,617
TOTAL EMPLOYEES	8,941	47,869	137,868
AVERAGE HHI	\$68,892	\$65,577	\$75,136
TOTAL HOUSEHOLDS	2,661	35,081	74,759

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

1,850 SF
drive thru available



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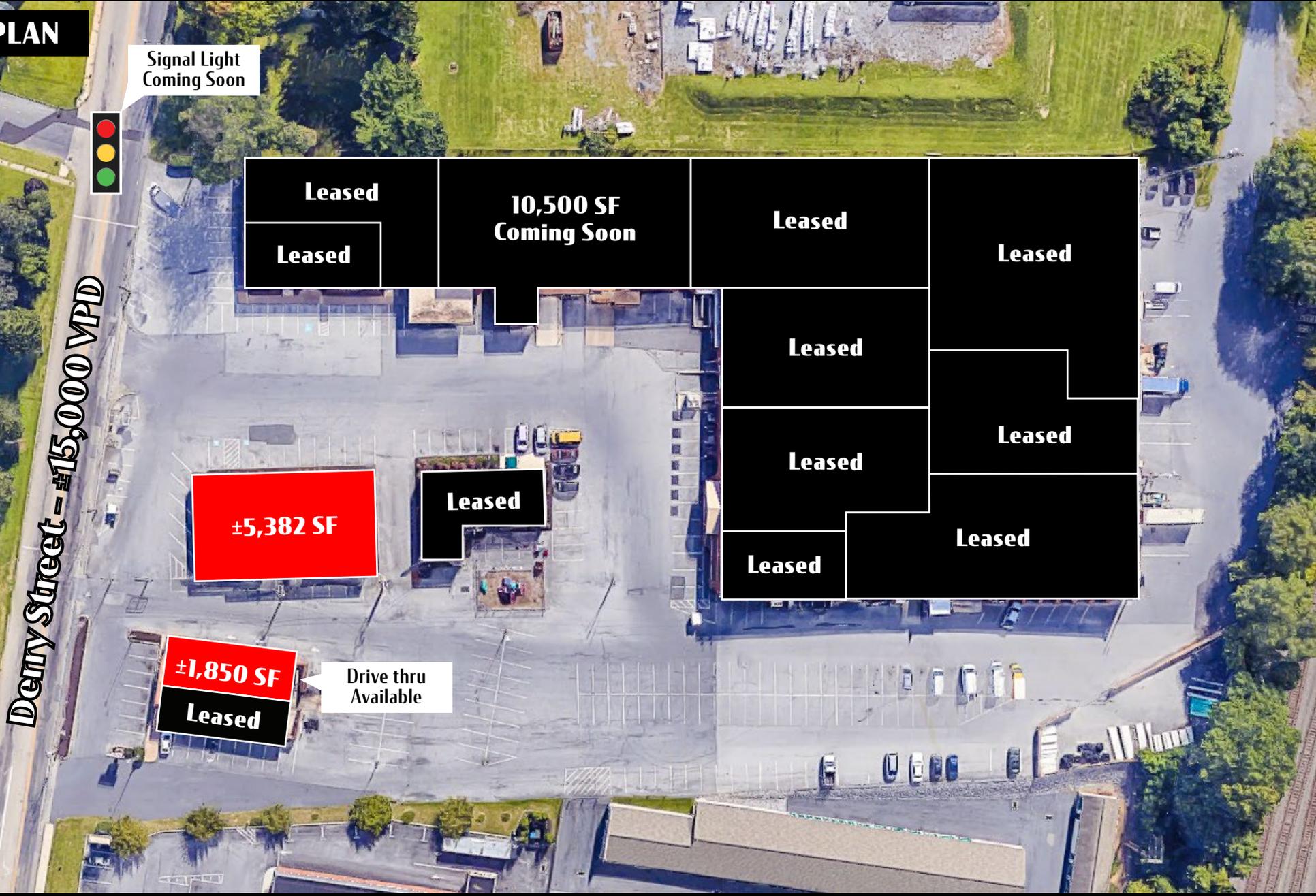
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. *Redefined.*

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SITE PLAN



Signal Light
Coming Soon

Derry Street - #15,000 VPD

Leased

Leased

10,500 SF
Coming Soon

Leased

Leased

Leased

Leased

Leased

Leased

±5,382 SF

Leased

Leased

±1,850 SF

Leased

Drive thru
Available



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MARKET AERIAL



SITE

East Park SC
THE HOME DEPOT
PETSMART

Paxton Street Commons
Starbucks
FedEx
Q DO BA

Scottsdale Plaza
Melting Pot
NEATO BURRITO
CAFE FRESCO

Rite Aid

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
LANE BRYANT
GNC
ORANGETHEORY FITNESS
verizon
GameStop
Hair Cuhery

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, AIR 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

283

SHEETZ

Chick-fil&



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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3528 Concord Rd.
York, PA 17402

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150 Farmington Lane, Suite 201
Lancaster, PA 17601

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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LANDLORD
REPRESENTATION

TENANT
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INVESTMENT
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MANAGEMENT



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.

