

*For Lease*

# 3901 DERRY STREET $\pm 1,300 - 10,500$ SF

Harrisburg, PA 17111



*Property Overview*

**3901 Derry Street Complex** is a retail property available for lease in Swatara Township, Harrisburg, PA. There are 1,300 square feet to 10,500 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.*

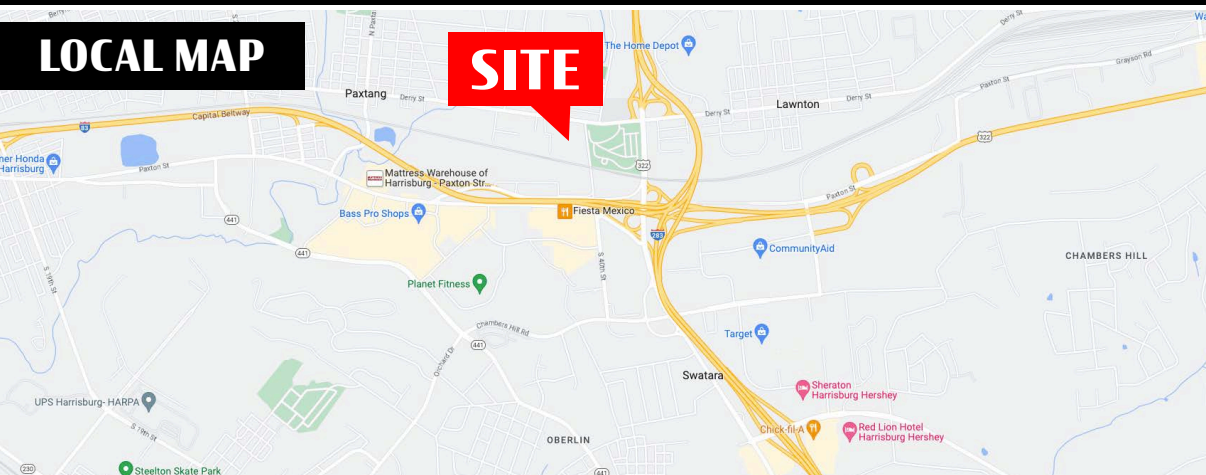


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## LOCAL MAP



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

## TRAFFIC COUNTS:

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



## AVAILABLE SPACES



HOMESWOOD SUITES by Hilton

Hilton Garden Inn



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## SURROUNDING RETAIL



10,500 SF

2,800 SF

5,382 SF

1,300 - 1,850 SF



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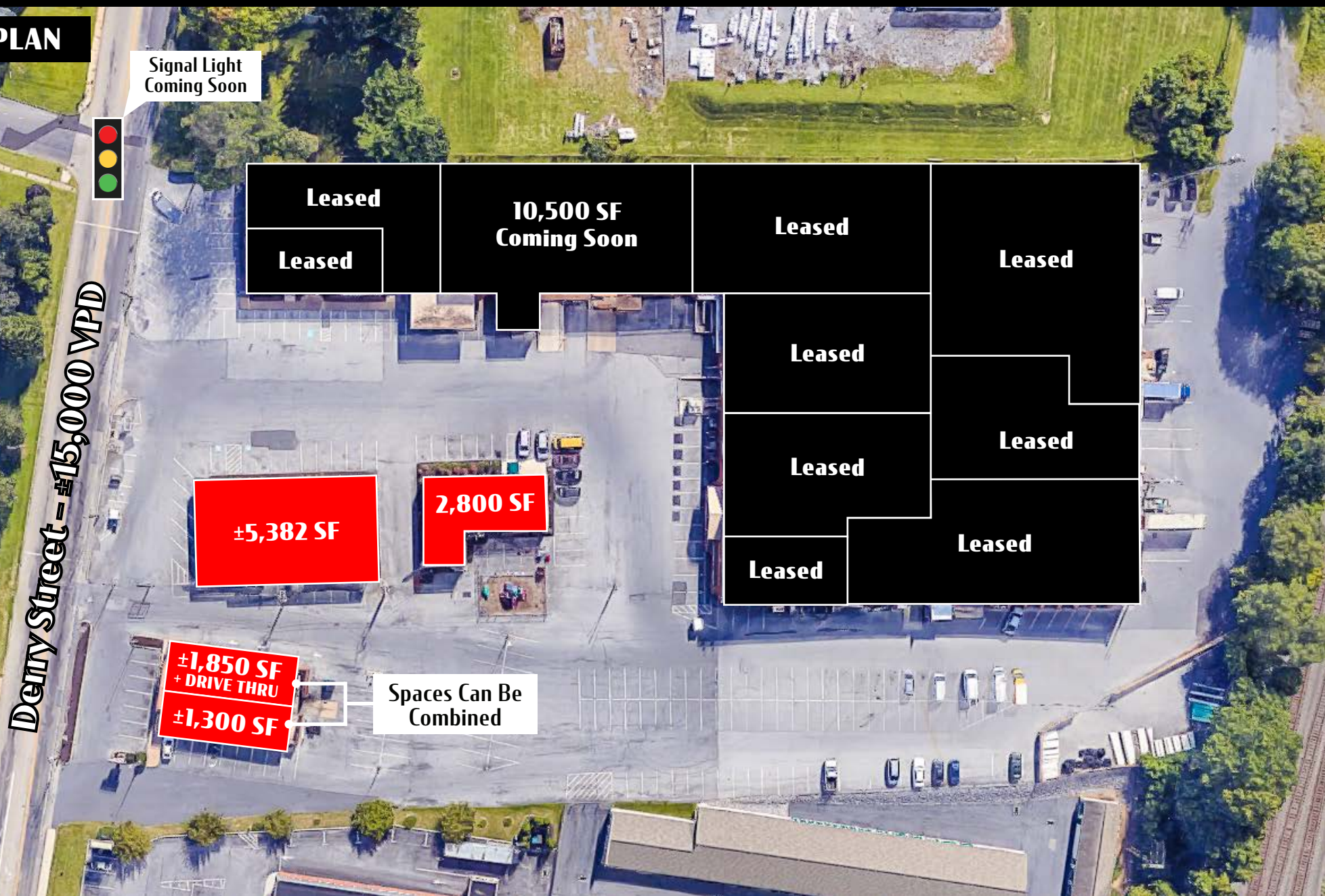


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## SITE PLAN



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## MARKET AERIAL



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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## OUR LOCATIONS:

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