

Location Description

Address: 3901 Derry St Complex  
3901 Derry Street  
Cross Street: N/A  
County: Dauphin  
Municipality: Swatara Township  
Tax Parcel #: 63-008-024  
Directions: I-83 to Derry Street  
exit, property on left  
Access: Derry Street

Building Description

Build Out: "As Is"  
Class: B  
Construction: Block masonry  
# of Units: 4  
Age: Built 1960  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/Vinyl  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 10' /10'  
Type: Acoustical tile  
Sprinklers: No  
Lighting: Fluorescent  
HVAC/Source: Forced hot air; central  
AC / Gas and Electric  
Restrooms: Men's & Women's  
handicapped  
Business ID Sign: Yes  
Handicap Access: Yes  
Parking Description: In Common

Site Description:

Frontage: Along Derry Street  
Zoning: C-G Com General  
Topography: Level  
Public Transportation: Yes

Utilities/Services Paid Directly By

Water:	T	Janitorial:	T
Sewer:	T	Heat:	T
Trash:	T	HVAC Repairs:	T
Electricity:	T	Interior Repairs:	T
Air Conditioning:	T	Parking Maint.	C
Plumbing Repair:	T	Structure Repairs:	L
Lawn Maint:	C	Snow Removal:	C
Taxes:	C	Light Bulbs:	T
Insurance:	C		

T=Tenant; L=Landlord, C=CAM

Utility Provider Location Size/Capacity

Electricity:	PPL	On Site	
Gas:	UGI	On Site	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

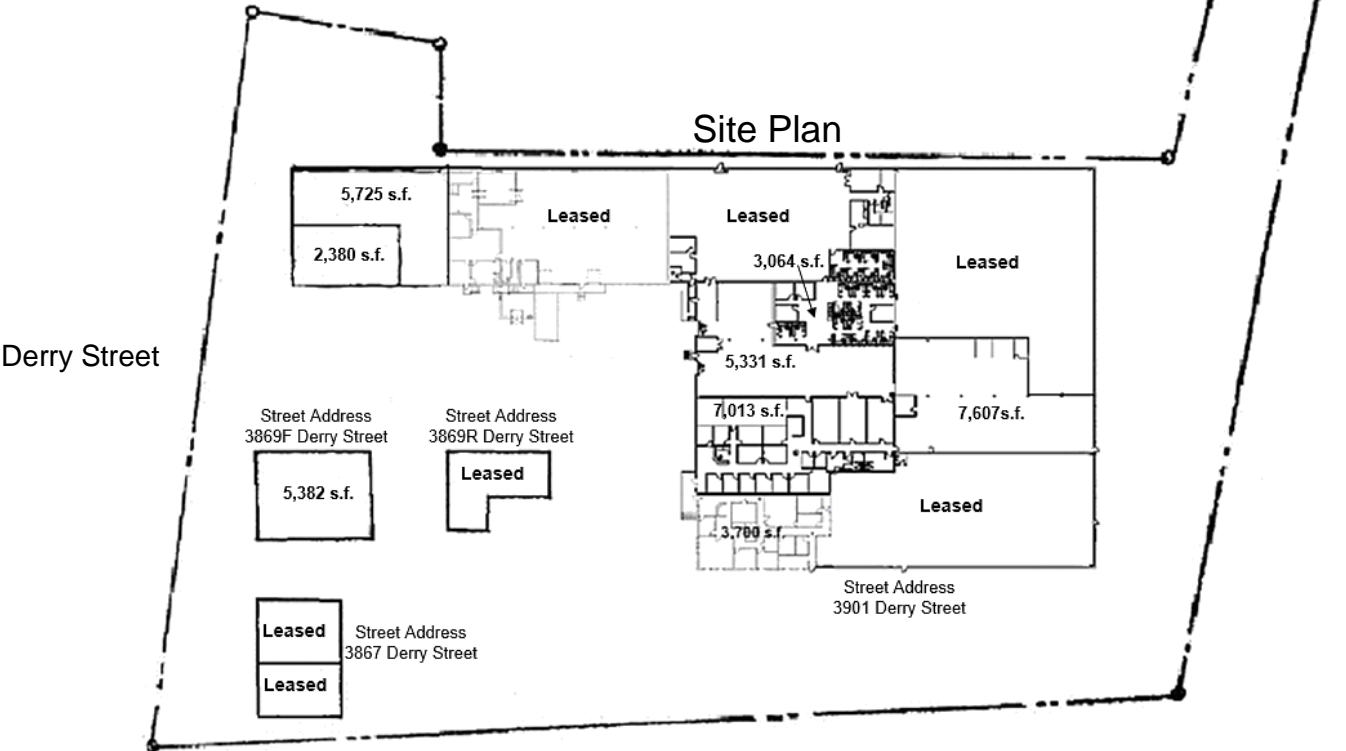
Comments

Remarks: Excellent retail location.

Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
5,725 s.f.±		5 Years	
2,380 s.f.±		5 Years	
3,064 s.f.±		5 years	
5,331 s.f.±		5 Years	
7,013 s.f.±		5 Years	
7,607 s.f.±		5 Years	
3,700 s.f.±		5 Years	
5,382 s.f.±		5 years	Free Standing

Site Plan



FOR  
LEASE

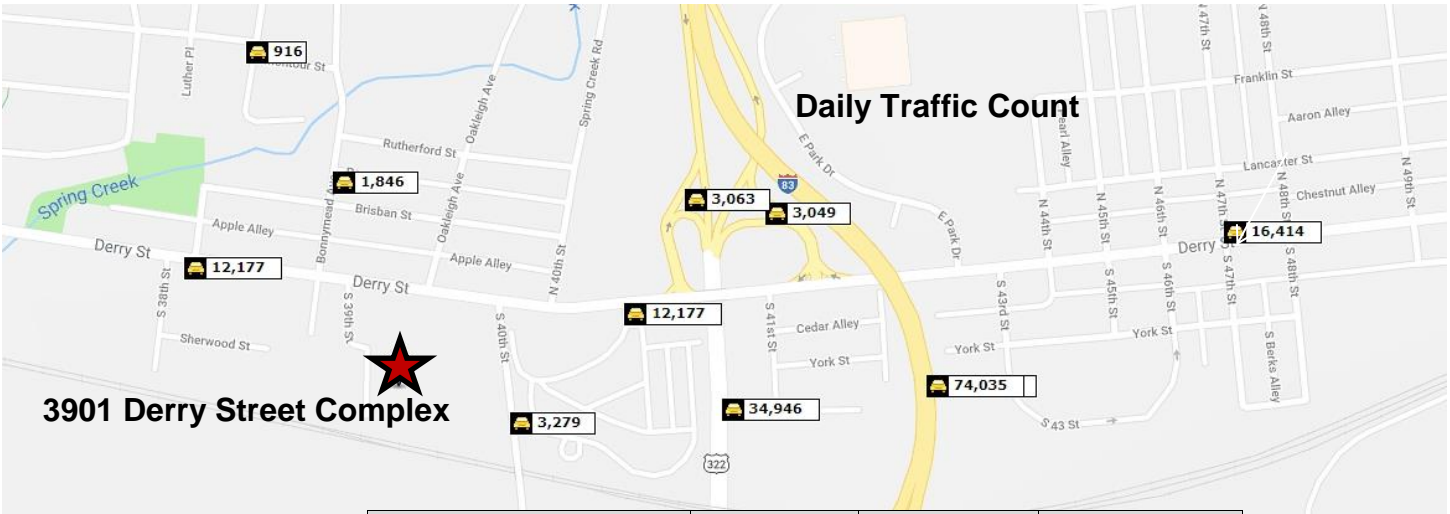
3901 DERRY STREET COMPLEX  
Harrisburg, PA 17111



750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832  
uniondepositcorporation.com



Free Standing Building in Complex  
5,382 s.f.



	1 Mile	2 Mile	3 Mile
2018 Total Population:	6,978	36,924	85,453
2023 Population:	7,081	37,422	86,620
Pop Growth 2018-2023:	1.48%	1.35%	1.37%
Average Age:	41.00	39.70	38.00
Median Household Inc:	\$58,791	\$54,064	\$51,304



**FOR LEASE**  
**3901 DERRY STREET COMPLEX**  
Swatara Township, Dauphin County  
Harrisburg, PA 17111

