

LEASE

8150 DERRY ST - SUITE 101

8150 Derry St Harrisburg, PA 17111



PROPERTY DESCRIPTION

Coldwell Banker Commercial is pleased to announce 8150 Derry St, Suite 101, Harrisburg, PA 17111 for lease. This property is comprised of other accompanying suites in a professional atmosphere and is tailored to fit many uses.

The property is zoned commercial (CM), and is perfect for those looking for a perfectly sized, private, and cozy office suite in the heart of Harrisburg, PA. For more information, please contact Faraz Cheema, Vincenzo Ferranti, or Vasiliki Truong.

Parking Spaces - 25

Parking Ratio - 4.16/1000sf

Nearest Airport:

Harrisburg Area International Airport

19 min (Drive Time), 11.0 mi

OFFERING SUMMARY

Lease Rate:	\$19/SF (\$950/Month)
	Full Service (Except Internet/Cable/Phone)
Available SF:	600
Lot Size:	1.75 Acres
Building Size:	6,000 SF
Zoning:	CM

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,232	49,960	147,291
Total Population	5,001	113,096	332,926
Average HH Income	\$81,930	\$86,980	\$78,886

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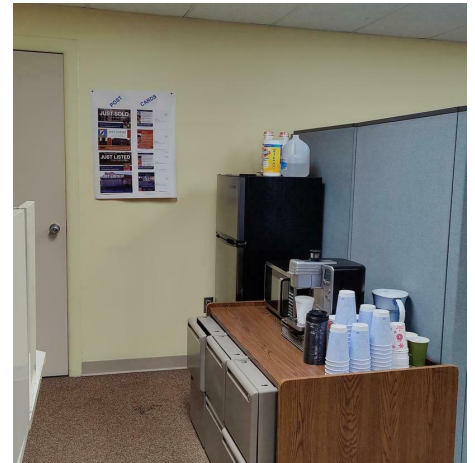
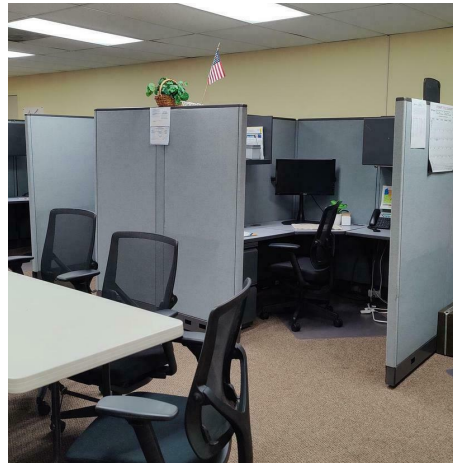


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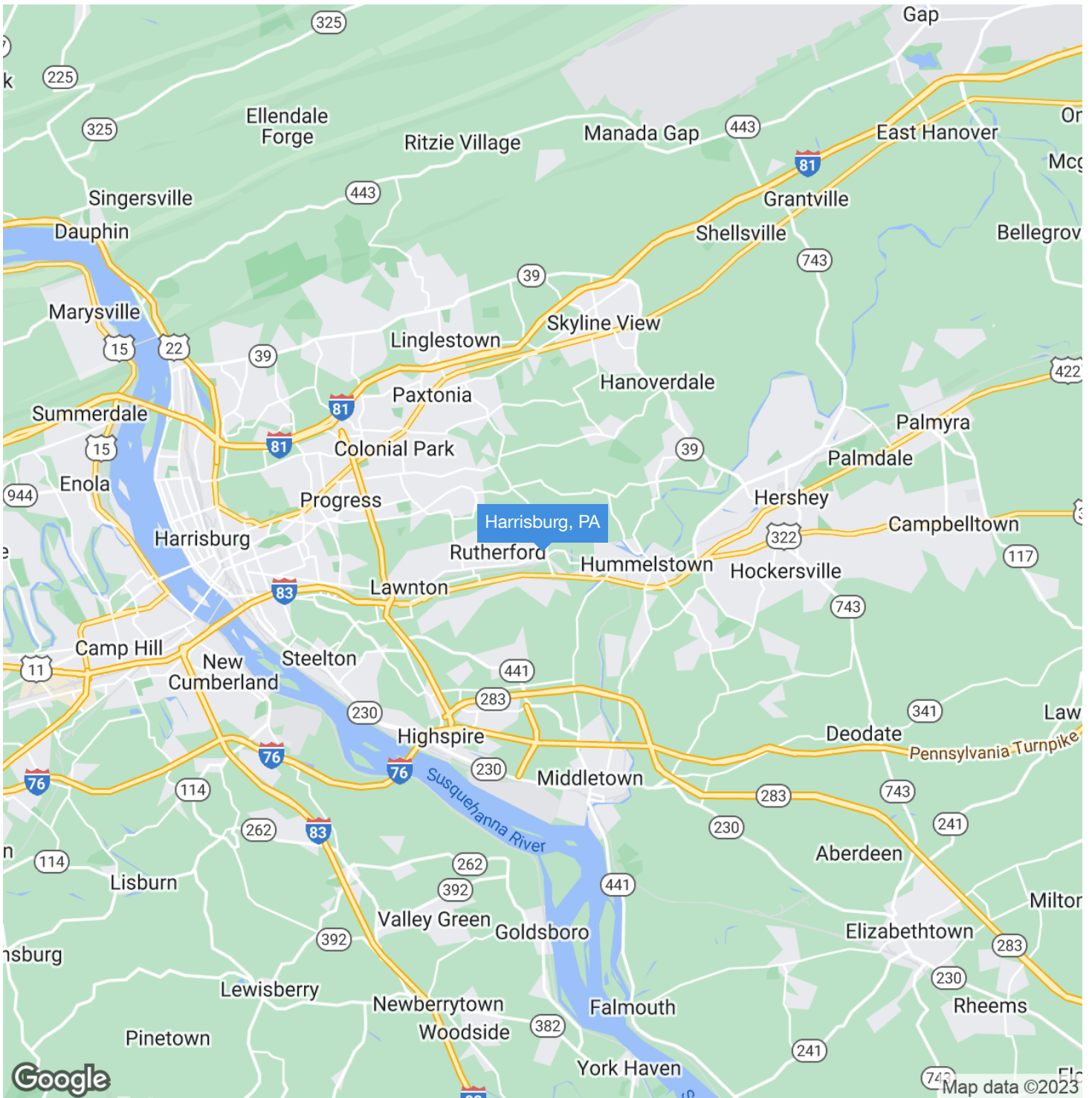


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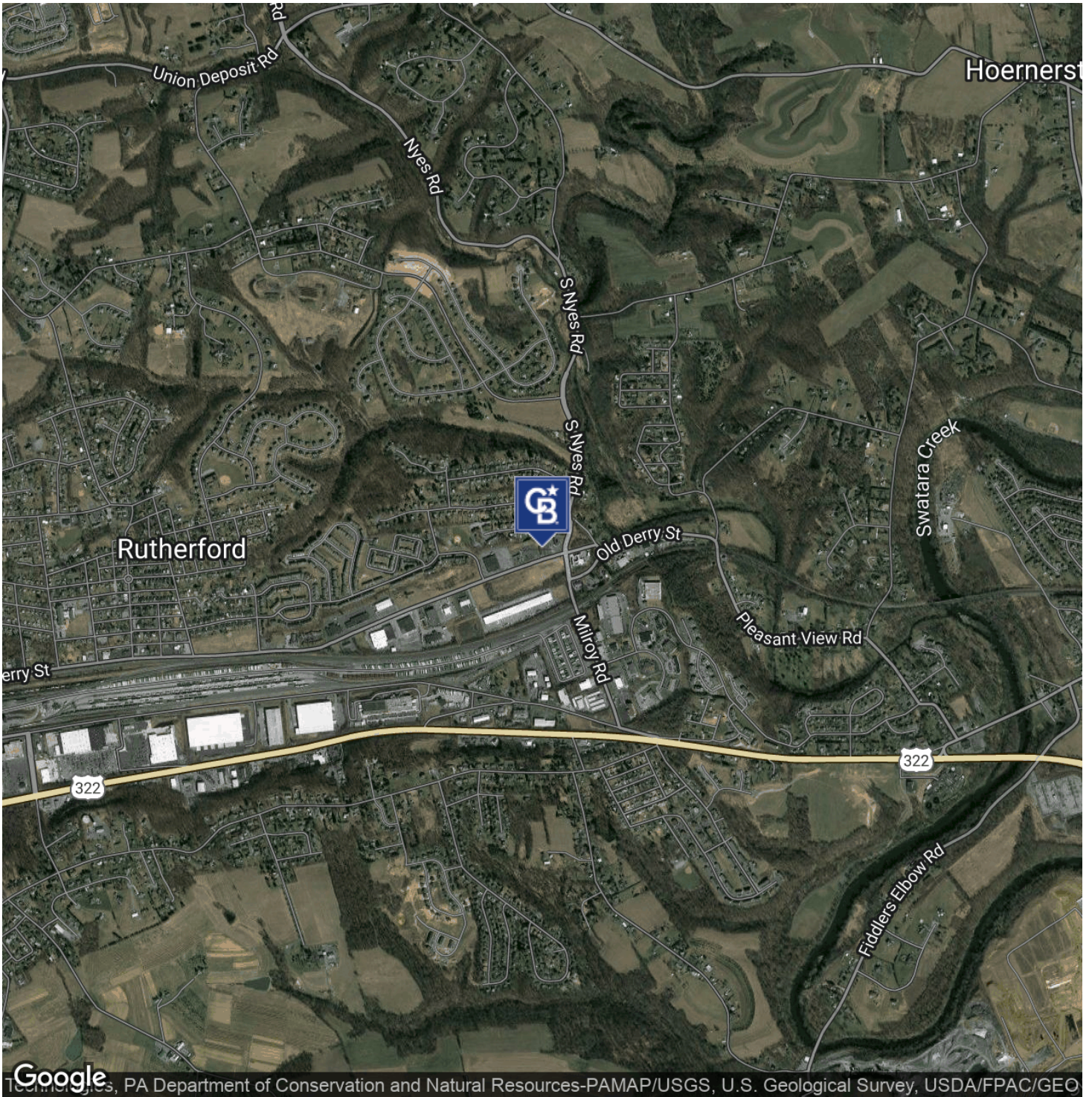


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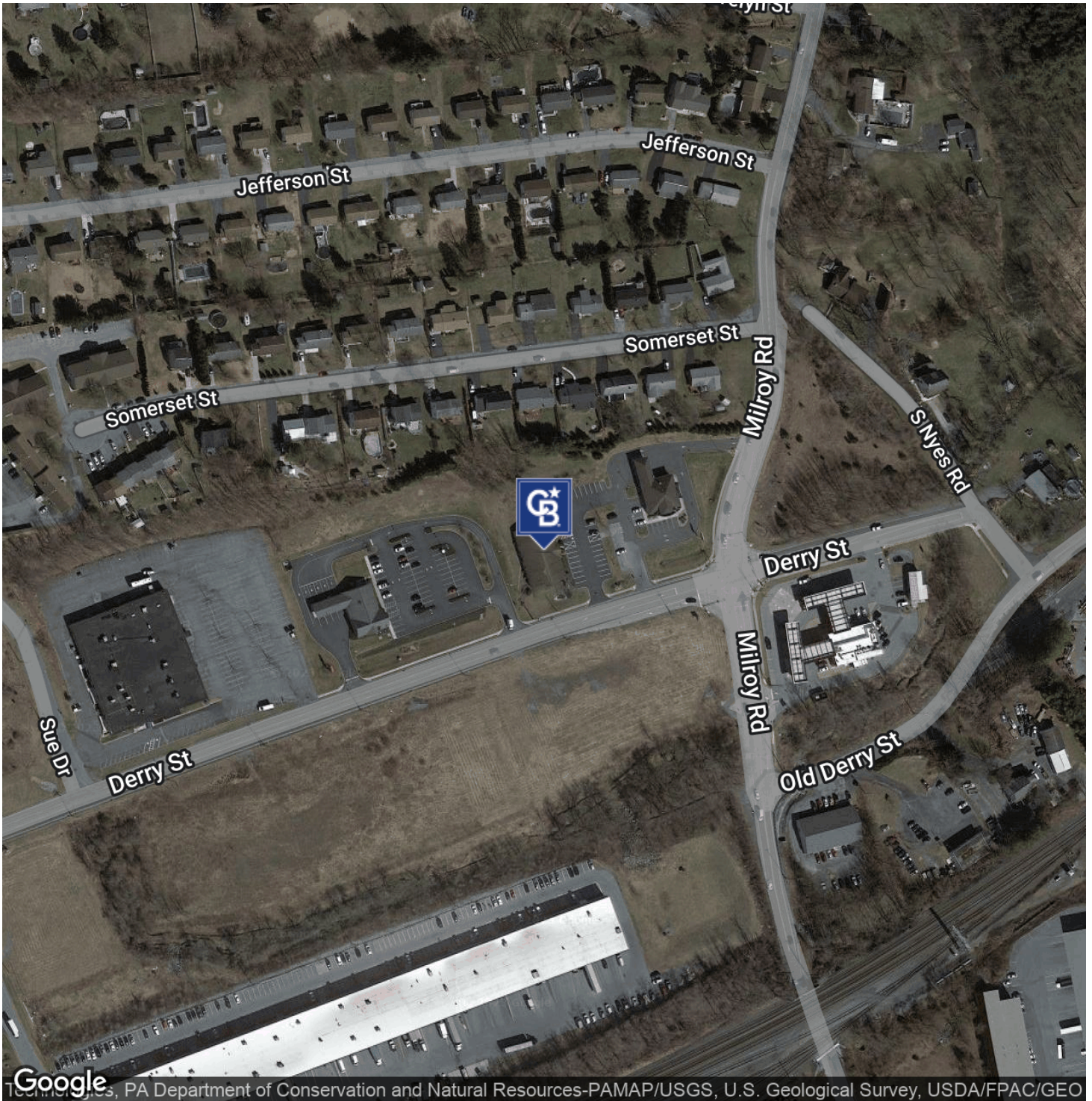


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Google, PA Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPAC/Geo

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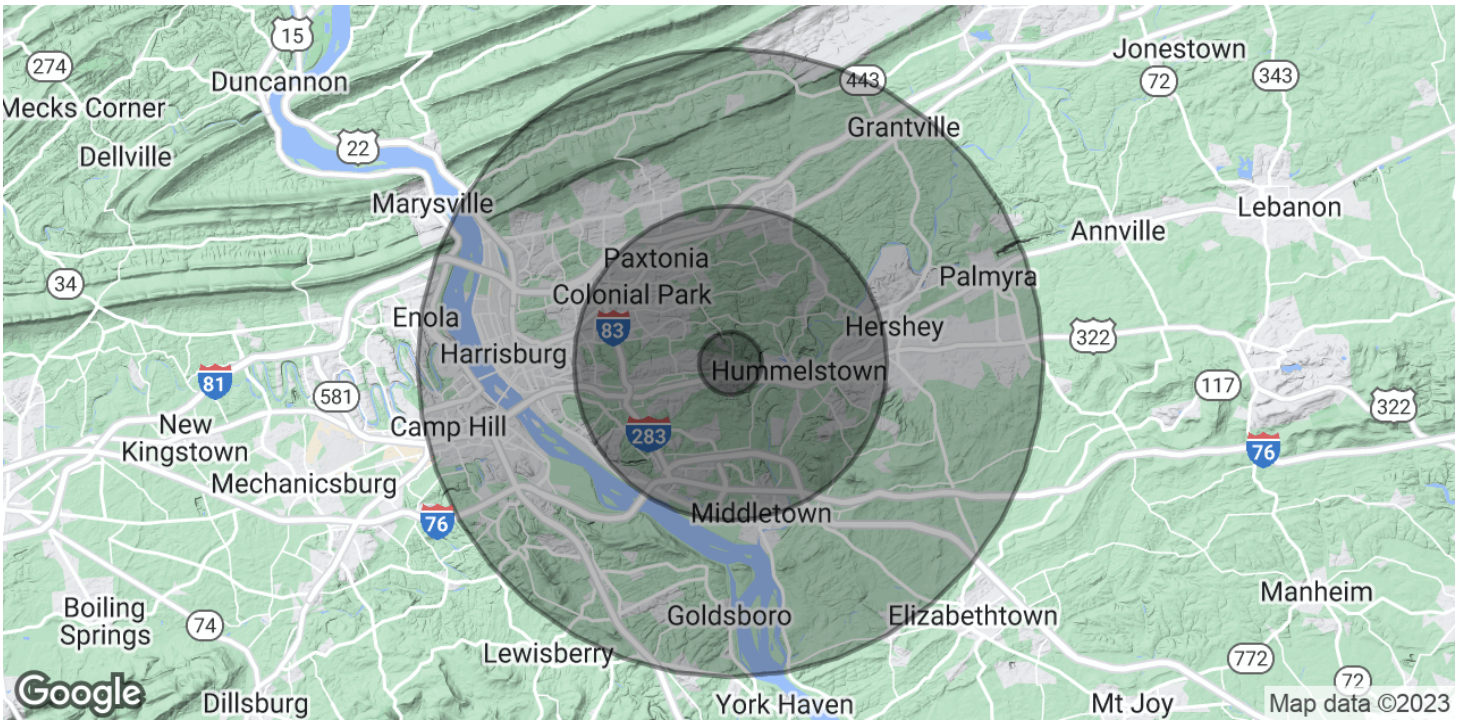


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,001	113,096	332,926
Average Age	38.9	41.4	39.7
Average Age (Male)	37.2	39.8	38.5
Average Age (Female)	42	43.3	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,232	49,960	147,291
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$81,930	\$86,980	\$78,886
Average House Value	\$180,985	\$194,368	\$181,341

* Demographic data derived from 2020 ACS - US Census

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