



# *Street Level Retail Suite with Detached Garage Bays*

AVAILABLE FOR LEASE

**4790 DERRY STREET, HARRISBURG, PA**

4790 DERRY STREET · HARRISBURG, PA 17111

## RETAIL SUITE *with* DETACHED GARAGE BAYS

# FOR LEASE



### OFFERING SUMMARY

Available SF for Lease	3,020 SF + Two (2) 5'x10' garage bays
Lease Price	\$13.90 per SF/yr   \$3,500/Mo.
Lease Type	NNN
CAM	\$4.00 per SF   \$1,007/Mo.
Zoning	C-L - Limited Commercial District
Municipality	Swatara Township
County	Dauphin County

### PROPERTY OVERVIEW

#### Prime Retail Opportunity on Derry Street

Positioned on a 0.37-acre corner lot at Derry Street and 48th Street—just moments from I-83 and the Eisenhower Interchange—this property offers exceptional visibility within one of suburban Harrisburg's key commercial corridors. With approximately 14,727 vehicles per day passing the site, the location delivers strong exposure along a major arterial roadway.

This first-floor retail suite provides prominent Derry Street frontage and outstanding visibility to consistent daily traffic. Surrounded by established residential neighborhoods and complementary retail businesses, the site benefits from strong demographics and convenient access to Route 22 and I-83. Featuring on-site parking and a flexible layout adaptable for retail, medical, or service-oriented users, the space is well-positioned to attract both destination shoppers and steady walk-in traffic.

### PROPERTY HIGHLIGHTS

- High-visibility Derry Street Frontage with Signage
- Established Retail Corridor
- Convenient Access & Parking
- Flexible Layout for Multiple Uses.

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425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

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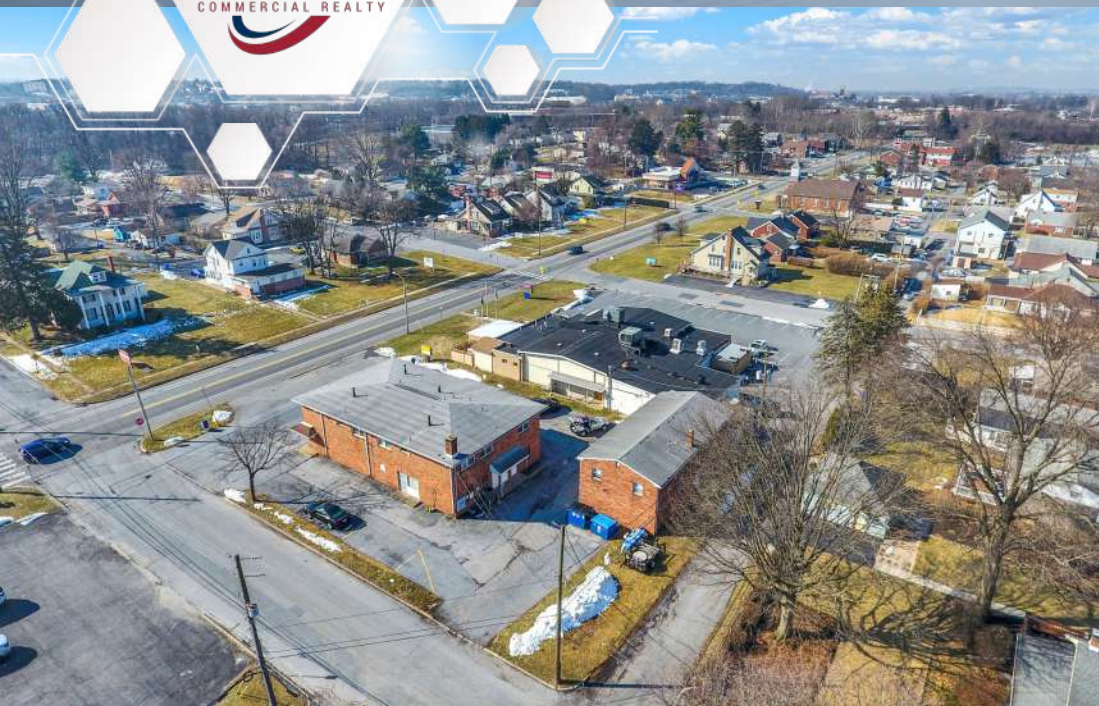


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### PROPERTY DETAILS

Number of Buildings	1
Building Size	3,020 SF
Lot Size	0.37 Ac
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	2
Parking	17 spaces
Year Built	1954

### BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Asphalt Shingle
Power	Suite Metered
HVAC	Gas Heat   Central AC
Garage Bays	Two (2) 5'x10' (detached)
Sprinklers	No
Security	None
Signage	On Building

### MARKET DETAILS

Cross Streets	Derry St & N 48th St
Traffic Count at Intersection	14,727 VPD
Municipality	Swatara Township
County	Dauphin County
Zoning	C-L - Limited Commercial District

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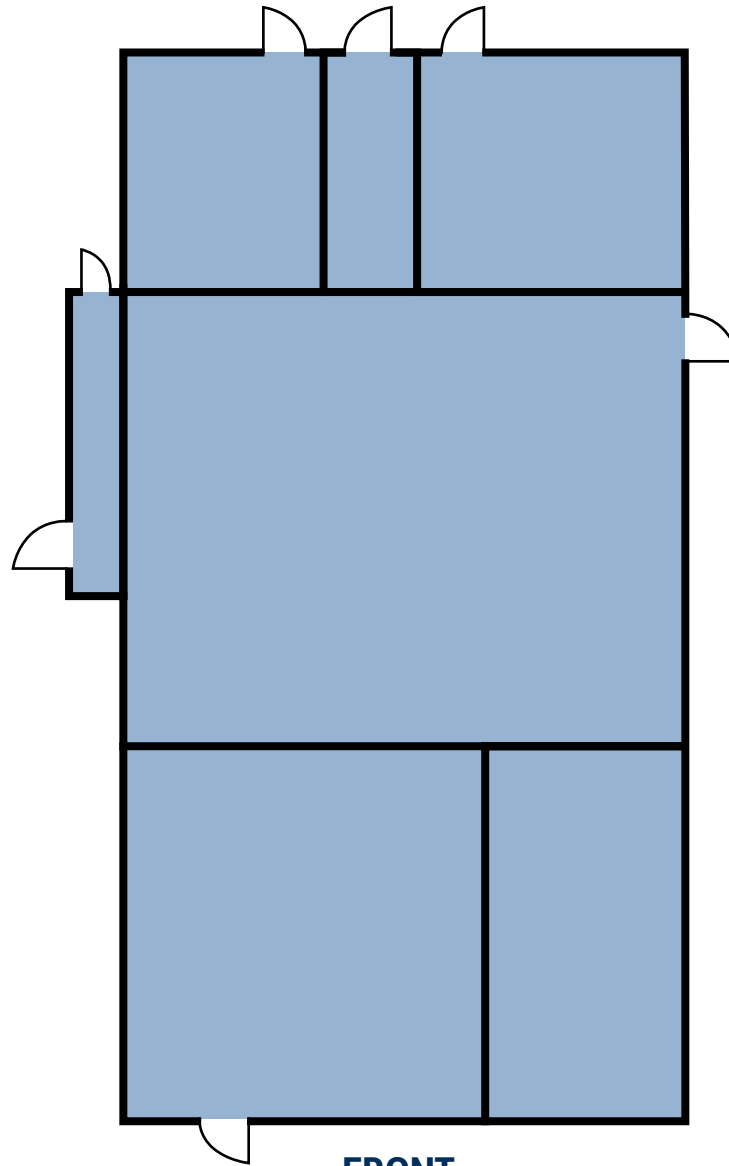
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FLOORPLAN



FRONT

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LOCATION



AMERICAN LEGION

N 48TH ST

DERRY ST



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AREA

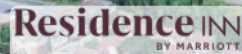


HARRISBURG



LINGLE PARK

VANATTA PARK



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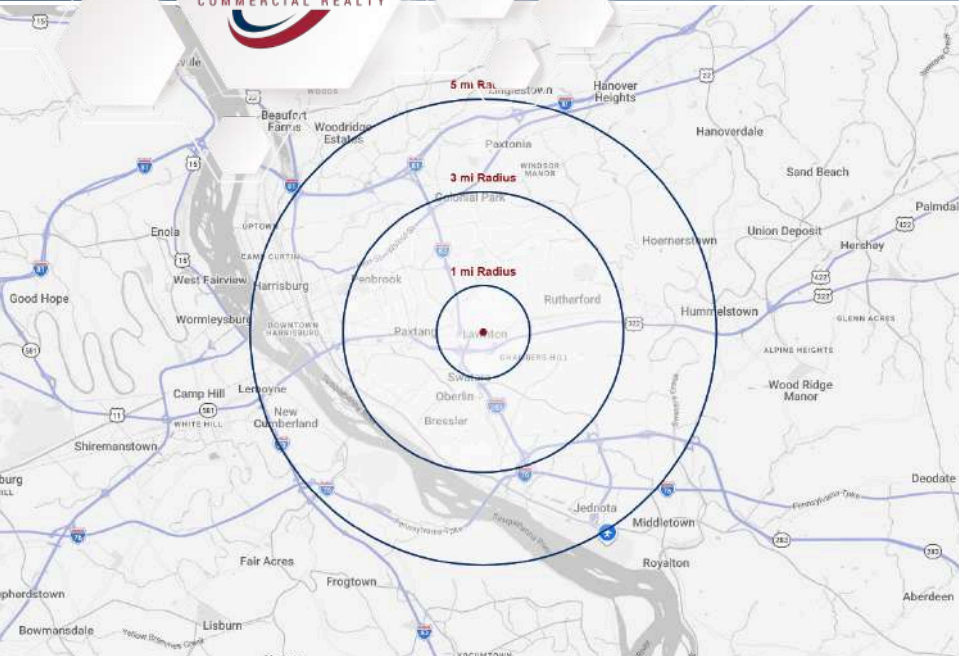
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## LOCATION & DEMOGRAPHICS

**LEMOYNE BOROUGH** offers businesses an ideal blend of small-town charm and big-market accessibility. With a stable and growing population of approximately 4,700 residents and a prime location just across the Susquehanna River from Harrisburg, Lemoyne provides direct access to the region’s economic and employment centers. The community features a well-educated, predominantly working-age population with a median age of 42.3 and a median household income of \$65,995, supporting strong consumer purchasing power and workforce stability. Known for its safe, friendly neighborhoods, active local amenities, and convenient commute times averaging under 20 minutes, Lemoyne delivers both quality of life and operational efficiency for businesses. Its proximity to major transportation corridors, growing West Shore communities, and an expanding county population further positions Lemoyne as a strategic, high-value location for companies seeking visibility, accessibility, and long-term growth potential.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,511	79,755	174,477
Households	2,645	31,773	72,026
Average Household Income	\$99,254	\$91,641	\$95,965
Businesses	551	2,784	7,020
Employees	10,778	41,160	110,613

**CUMBERLAND COUNTY** is one of Pennsylvania’s fastest-growing regions, offering a highly educated workforce, strong household incomes, and exceptional quality of life. With a population of over 259,000 and a median household income of \$91,164, the county provides a prosperous and stable economic base for businesses. The area benefits from a diverse economy supported by more than 6,500 employer establishments and a consistently low unemployment rate, making it an attractive location for companies seeking growth and dependable talent. Its strategic location near Harrisburg, convenient transportation access, and reputation as a low-cost, business-friendly community further position Cumberland County—and Lemoyne specifically—as an ideal setting for commercial success.

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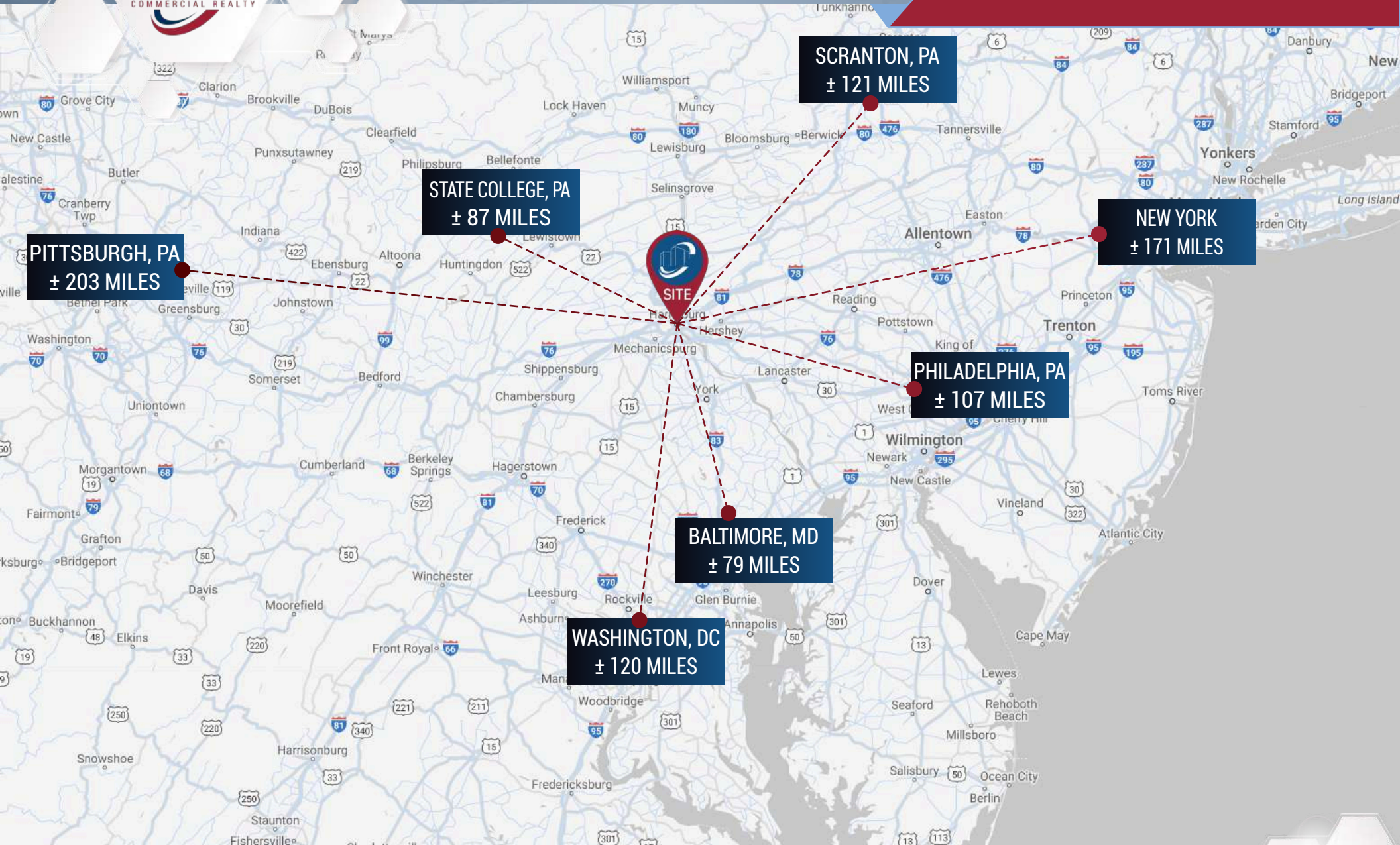


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