

## 457 Port View Drive

457 Port View Drive, Harrisburg, Pennsylvania 17111

### Property Features

- 1.83 acre retail development site
- Located in TecPort Business Center between two hotels
- Site can accommodate single or multi users from 5,000 SF to 11,000 SF
- Manufacturing limited zoning allows most retail users
- Close proximity to 283, I-83 and I-76 (PA Turnpike)
- Local retailers include: Bass Pro, Planet Fitness, Sheetz, Target, and multiple hotels



For more information:

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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,464	72,922	165,391
Total Households:	1,949	29,042	69,950

For Lease

# Retail



## Property Summary

Available SF:

Lease Rate:

Negotiable

Lot Size:

1.84 Acres

Building Size:

TBD

Zoning:

M-L Manufacturing Limited;  
permits professional office  
uses, retail users &  
restaurants

## Property Overview

Retail pad site or strip center with flexible floor plans. Tenants of all sizes have the flexibility to create their own floor plan design in one Central PA's most desirable retail locations.

## Location Overview

Located on top of the hill in TecPort Business Center. Easy access to all major highways and the PA Turnpike. TecPort is home to multiple large headquarters as well as access to multiple apartment and single family communities.

For Lease

# Retail

## Site Information:

<b>PROPERTY ADDRESS:</b>	457 Port View Drive, Harrisburg, PA 17111
<b>APN:</b>	63-27-321
<b>TOWNSHIP:</b>	Swatara
<b>ZONING DESCRIPTION:</b>	M-L Manufacturing Limited; permits professional office uses, retail users & restaurants
<b>NO. PARKING SPACES:</b>	+/- 100
<b>EXTERIOR DESCRIPTION:</b>	Business ID sign negotiable based on Tenant
<b>SITE DESCRIPTION:</b>	Flat Topography

## Building Information:

<b>ROOF:</b>	Flat Rubber
<b>CEILING:</b>	10 ft. minimum
<b>GAS/PROPANE:</b>	UGI
<b>HANDICAP ACCESS:</b>	Yes
<b>INTERIOR DESCRIPTION:</b>	Sprinklers, 1200 Amps/ 3 Phase electrical capacity
<b>BUILDING CLASS:</b>	A
<b>AMENITIES:</b>	Public Water and Sewer, Electric, Gas, Fiber and Redundant underground power grid

## Lease Information:

<b>T.I. ALLOWANCE:</b>	Negotiable
<b>LEASE TERMS:</b>	Negotiable
<b>TENANT RESPONSIBILITIES:</b>	Heat, Trash Removal, Insurance, Air Conditioning, HVAC Repairs, Interior Repairs, Water & Sewer, Supplies, Taxes, Electric, Janitorial, Parking Lot Maintenance, Plumbing Repairs
<b>RESPONSIBILITY BREAKDOWN</b>	NNN



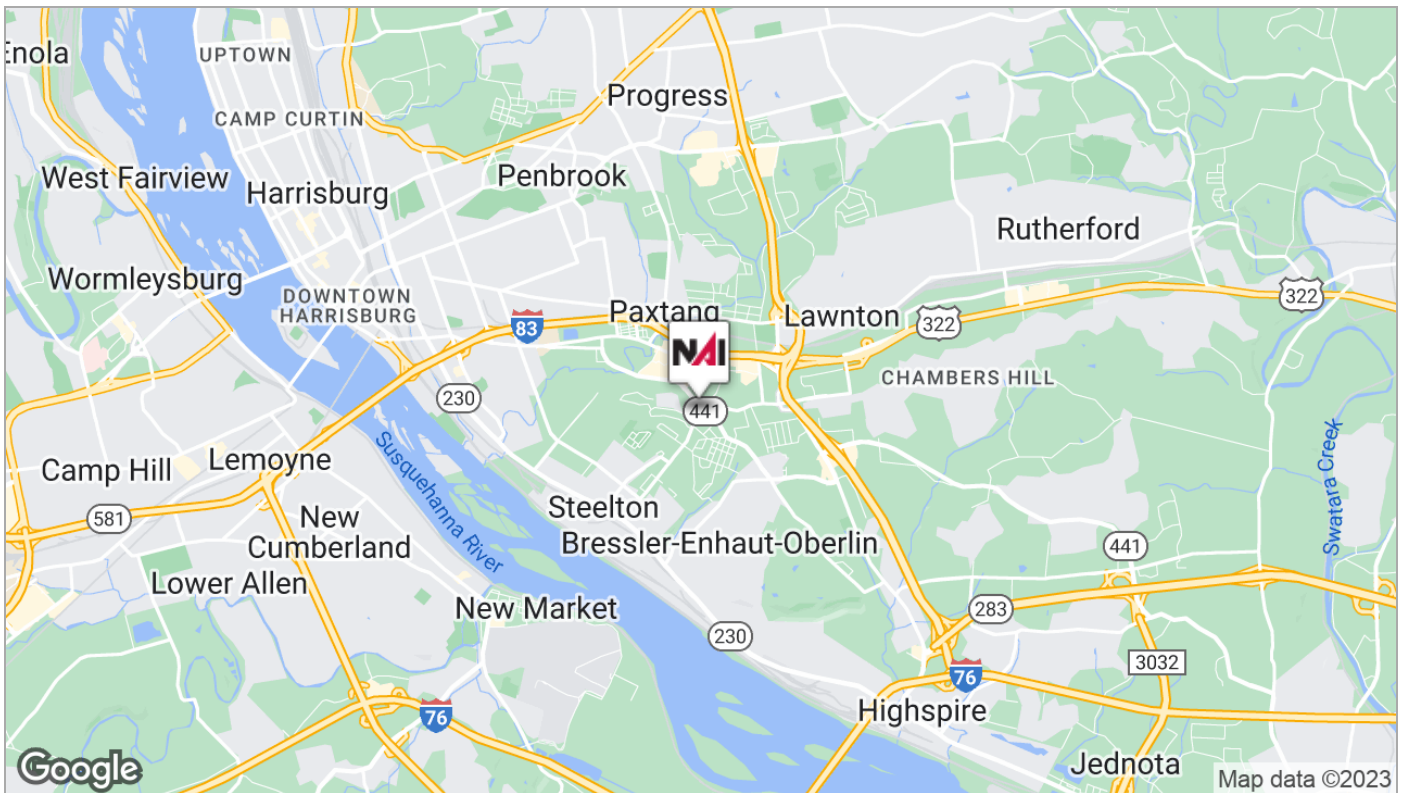
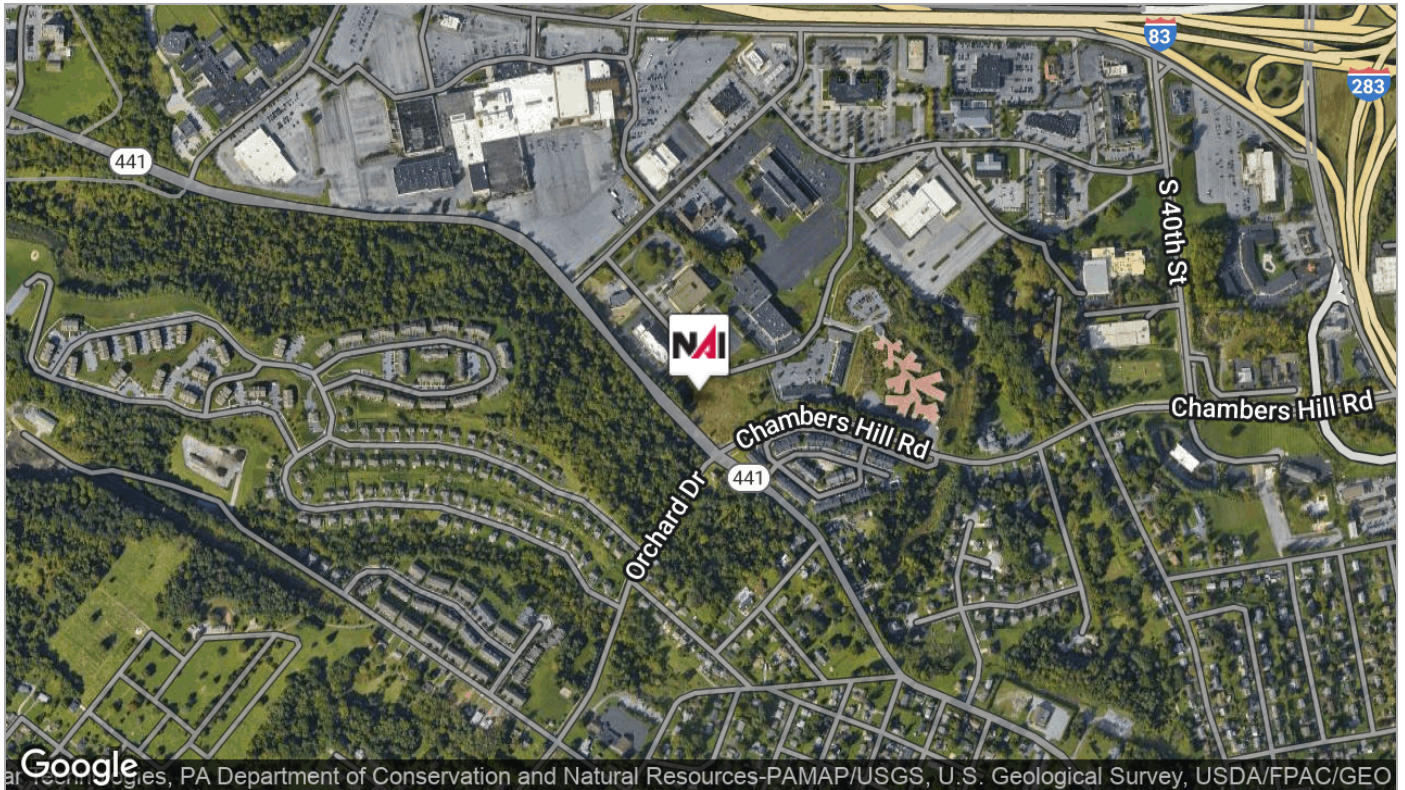
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# Retail



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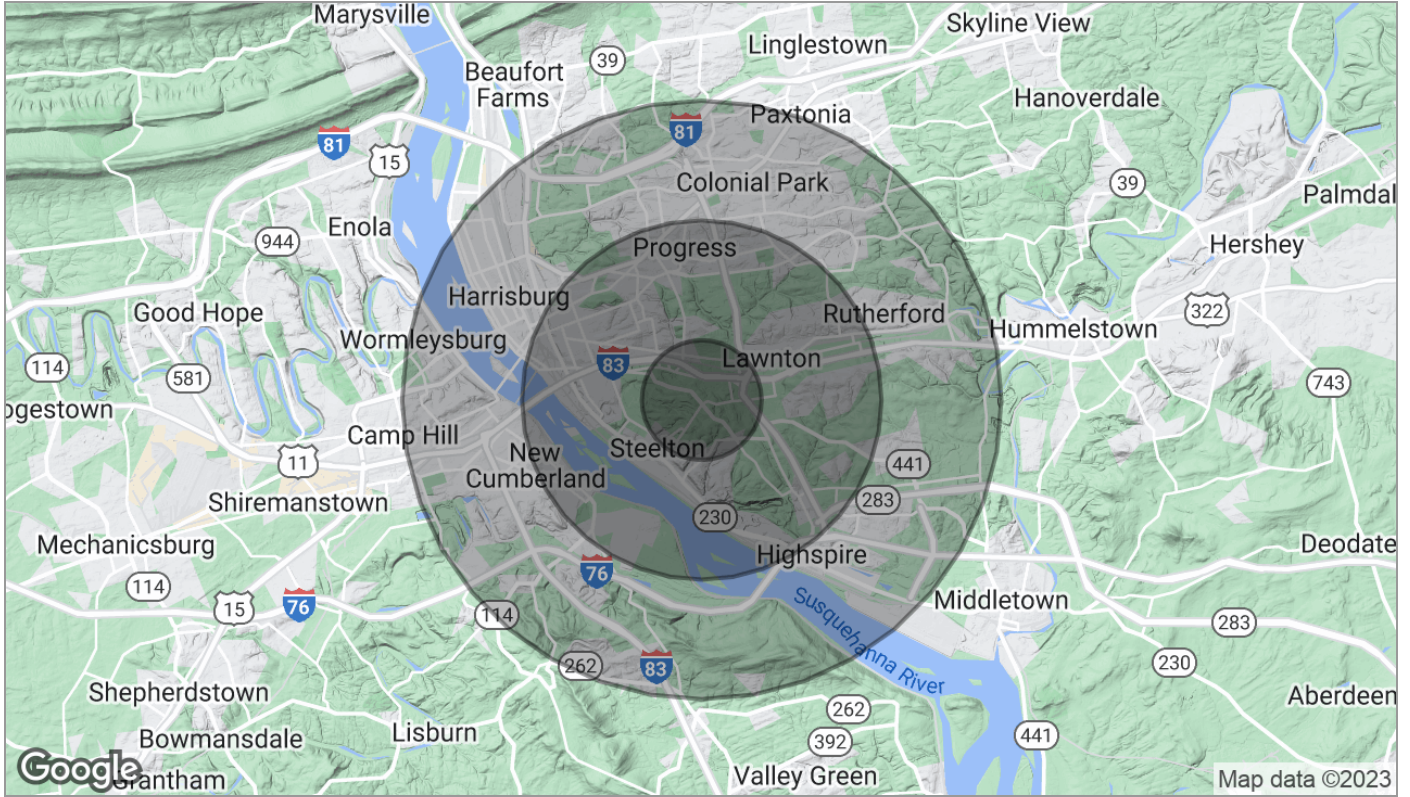


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For Lease

# Retail



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,464	72,922	165,391
MEDIAN AGE	38.8	36.2	37.5
MEDIAN AGE (MALE)	37.5	34.0	35.8
MEDIAN AGE (FEMALE)	40.3	38.1	39.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,949	29,042	69,950
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$54,592	\$51,481	\$56,566
AVERAGE HOUSE VALUE	\$134,562	\$128,897	\$153,652
Race	1 Mile	3 Miles	5 Miles
% WHITE	60.7%	54.2%	63.2%
% BLACK	26.5%	33.7%	26.4%
% ASIAN	5.5%	3.6%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	2.9%	4.2%	3.3%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	10.6%	12.7%	9.8%

\* Demographic data derived from 2020 ACS - US Census