

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$10.15 SF/yr (NN)
Building Size:	28,150 SF
Available SF:	850 - 10,000 SF
Lot Size:	0.79 Acres
Price / SF:	\$42.63
Year Built:	1920
Renovated:	Currently under renovation
Zoning:	CN-Commercial Neighborhood

PROPERTY OVERVIEW

Large versatile property in a quickly developing area in Midtown Harrisburg ready to be redeveloped. Property consists of two lots totaling 0.79 AC of buildable area with a 28,000 SF industrial building in place. Location is ideally situated in Midtown/Olde Uptown Harrisburg, on a corridor with numerous pending development projects. Commercial Neighborhood Zoning allows for multifamily, grocery, retail, restaurants, staffing and recruitment offices, some medical uses, and much more.

PROPERTY HIGHLIGHTS

- Spaces from 850 SF up to 10,000+ SF available
- Permitted uses include retail, grocery, restaurants, some medical uses, and much more
- Newly redeveloped property along a well traveled corridor just blocks from the new Federal Courthouse development and Midtown Harrisburg amenities.



Chuck Heller, SIOR
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

Nick Sallack
Senior Associate
717.731.1990 x3033
nsallack@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

1919 - 1929 N. 3RD STREET

RETAIL PROPERTY FOR SALE / LEASE

1919 - 1929 N. 3rd Street Harrisburg, PA 17102

ADDITIONAL PHOTOS



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RETAIL PROPERTY FOR SALE / LEASE

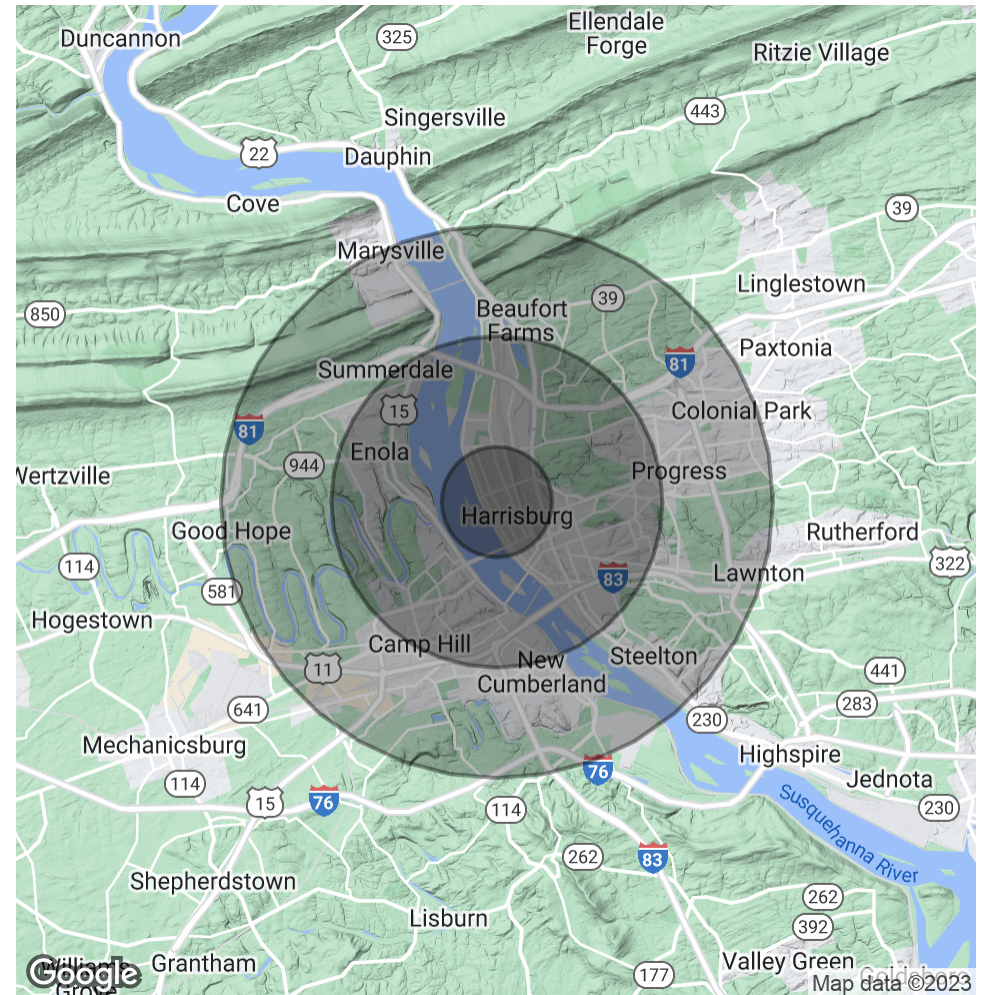
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,886	88,487	193,675
Average Age	35.8	35.0	37.7
Average Age (Male)	33.4	32.7	35.7
Average Age (Female)	38.2	36.5	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,119	38,248	81,350
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$42,230	\$49,848	\$60,521
Average House Value	\$97,807	\$138,883	\$158,822

* Demographic data derived from 2020 ACS - US Census



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