

EXECUTIVE SUMMARY

OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$12.95 SF/yr (MG)
Building Size:	12,000 SF
Renovated:	2016
County:	Dauphin
Zoning:	Commercial Neighborhood
Cross Streets:	Briggs
Submarket:	City of Harrisburg

PROPERTY OVERVIEW

One suite available for lease. 1,500 SF of nice, open, finished office space. Great visibility to this attractive end cap suite. Numerous windows provide plenty of natural light.

PROPERTY HIGHLIGHTS

- Attractive office suite ideal for professional office.
- Great Downtown location along busy North 3rd Street.
- Adjacent to many downtown amenities
- Located across the street from the PA Capitol Complex and PA State Museum



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

Sean Fitzsimmons
Director - Sales & Leasing
717.731.1990 x3013
sfitzsimmons@landmarkcr.com

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

LANDMARKCR.com

714 N 3rd Street

OFFICE PROPERTY FOR LEASE

714 N 3rd Street Harrisburg, PA 17101

AERIAL MAP



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TRADE AERIAL



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,389	101,434	196,849
Average Age	38.7	35.7	37.6
Average Age (Male)	37.0	33.1	35.5
Average Age (Female)	41.5	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,186	43,757	82,141
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$40,217	\$50,443	\$59,123
Average House Value	\$108,282	\$136,995	\$157,962

* Demographic data derived from 2020 ACS - US Census



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