

EXECUTIVE SUMMARY

OFFERING SUMMARY

Available SF:	1,500 SF
Suite Available:	Ground Floor
Lease Rate:	\$2,200.00 per month (MG)
Building Size:	7,200 SF
Lot Size:	0.06 Acres
Year Built:	1900
Renovated:	2018
County:	Dauphin
Township / Municipality:	Harrisburg City
Zoning:	RM
Cross Street:	Hamilton Street

PROPERTY OVERVIEW

Versatile right-sized office/retail space in the heart of Midtown Harrisburg, on the most up and coming corridor in the city. 1,500 SF of space on the ground floor of a unique historic building. Well situated property is just blocks from the Federal Courthouse Complex as well as many other development projects including the Broad Street Market and Midtown Cinema, as well as many other development projects currently in progress. Abundant public parking nearby. Local management and tenant-friendly + UTIL lease terms.



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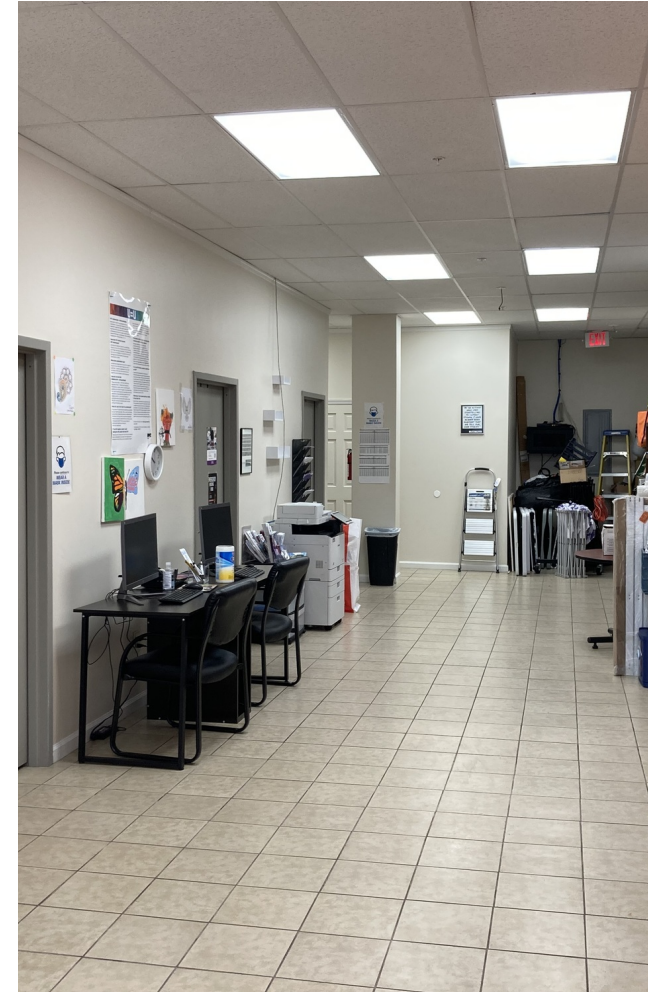
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1701 N. 3rd Street

OFFICE PROPERTY FOR LEASE

1701 N. 3rd Street Harrisburg, PA 17102

INTERIOR PHOTOS



TCN
WORLDWIDE
REAL ESTATE SERVICES

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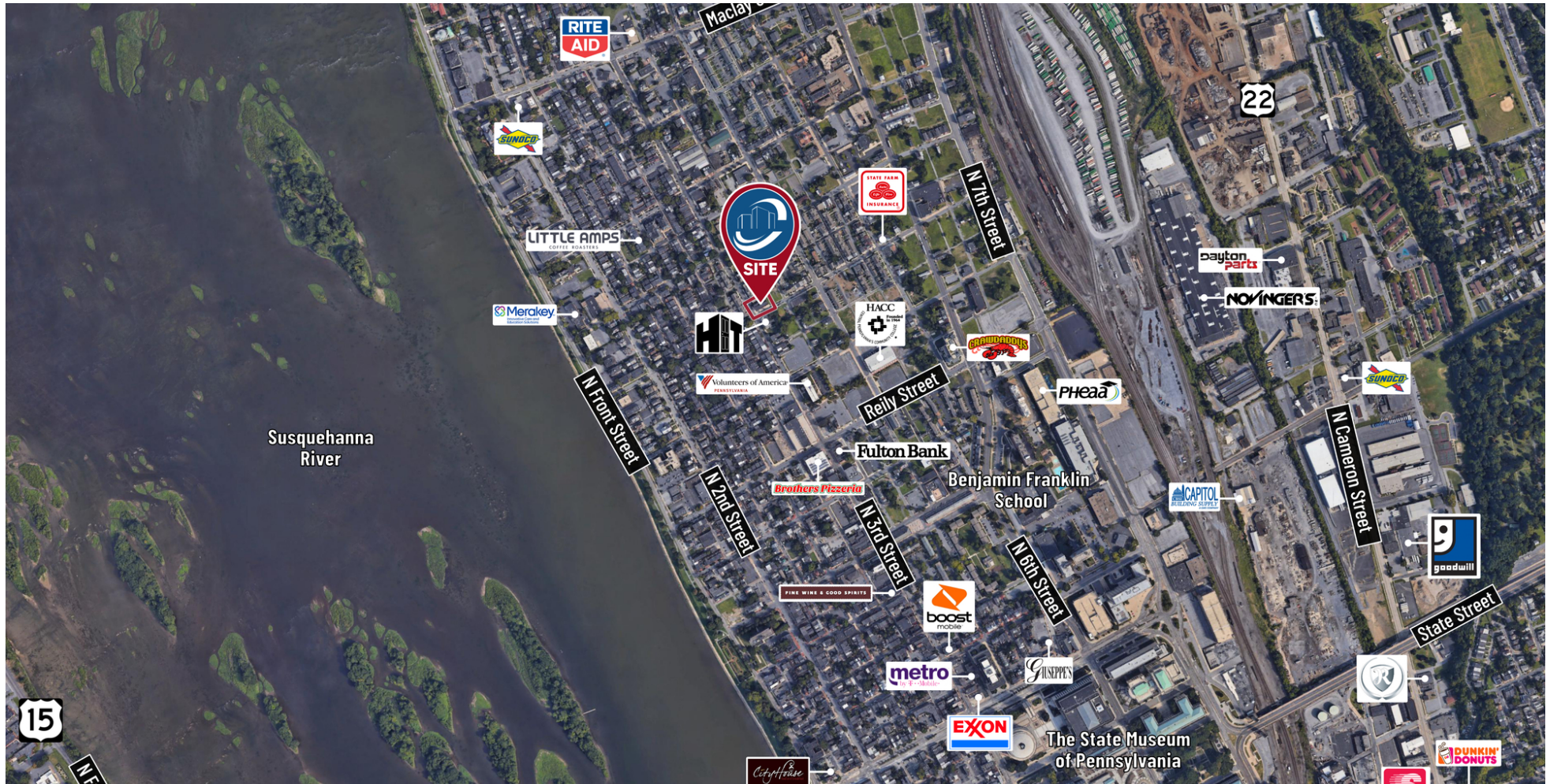
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LOCATION MAP



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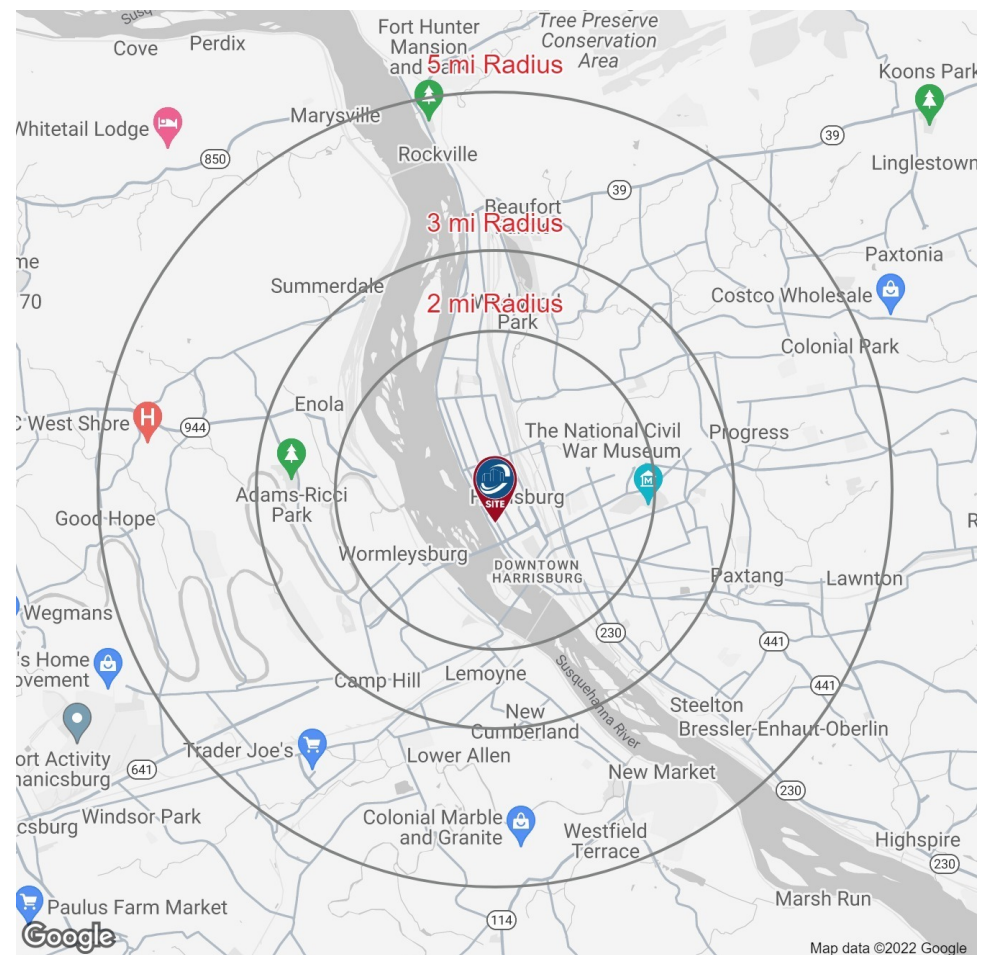
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,232	92,447	196,081
Average Age	36.1	35.1	37.7
Average Age (Male)	33.7	32.7	35.6
Average Age (Female)	38.8	36.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,037	39,866	82,225
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$41,437	\$49,871	\$60,205
Average House Value	\$94,162	\$137,645	\$158,486

* Demographic data derived from 2020 ACS - US Census



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