

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	1,899 SF
Lot Size:	0.03 Acres
Year Built:	1940
County:	Dauphin
Zoning:	Industrial
Cross Streets:	Wendy Street
Municipality:	City of Harrisburg

### PROPERTY OVERVIEW

Highly desirable small office/flex space for lease on the highly traveled Cameron Street corridor. Industrial zoning allows for a wide variety of uses. +/- 1,000 SF of administrative office space and +/- 900 SF of warehouse/storage space with drive-in door. Kitchenette and full bath in office space. Off-street parking available. Ideal space for contractors, some automotive uses, light manufacturing, and general office use.

### PROPERTY HIGHLIGHTS

- Highly desirable small office/flex space for lease on the highly traveled Cameron Street corridor
- Industrial zoning allows for a wide variety of uses
- +/- 1,000 SF of administrative office space and +/- 900 SF of warehouse/storage with drive in door



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**OFFICE PROPERTY** FOR  
141 N. Cameron Street Harrisburg, PA 17101

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## DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,216	4,827	17,958
Average Age	29.5	30.6	29.8
Average Age (Male)	29.2	28.3	27.5
Average Age (Female)	28.7	32.8	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	523	2,600	10,064
# of Persons per HH	2.3	1.9	1.8
Average HH Income	\$41,226	\$35,158	\$39,345
Average House Value	\$412,918	\$212,986	\$173,966

\* Demographic data derived from 2020 ACS - US Census

