

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	6,600 SF
Lot Size:	0.31 Acres
Building Built:	1950
County:	Dauphin County
Municipality:	Penbrook Borough
Traffic Count:	15,000 ADT
Parking:	8 Spaces Onsite
Zoning:	CO-2 Store-Retail

PROPERTY OVERVIEW

Rare opportunity to purchase retail space on heavily traveled Walnut Street. Property consists of approximately 6,600 SF which includes a large open showroom, 1 office, breakroom, and storage room. Property includes roof warranty, security system, and much more. Property offers great signage and visibility.

PROPERTY HIGHLIGHTS

- Excellent retail location at intersection of Walnut and S. 30th Streets.
- Just minutes from I-83 and Downtown Harrisburg
- Roof has current warranty through 2031
- Security system included, with furniture
- Great visibility and foot traffic



David Rimmel, P.E., SIOR
Associate Broker
717.731.1990 x3003
DJRimmel@landmarkcr.com

Adam Boussatta
Associate
717.731.1990 x3039
adam@landmarkcr.com

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

LANDMARKCR.com

2921 Walnut Street

RETAIL PROPERTY FOR SALE

2921 Walnut Street Harrisburg, PA 17103

PHOTOS



David Rimmel, P.E., SIOR
Associate Broker
717.731.1990 x3003
DJRimmel@landmarkcr.com

Adam Boussatta
Associate
717.731.1990 x3039
adam@landmarkcr.com

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

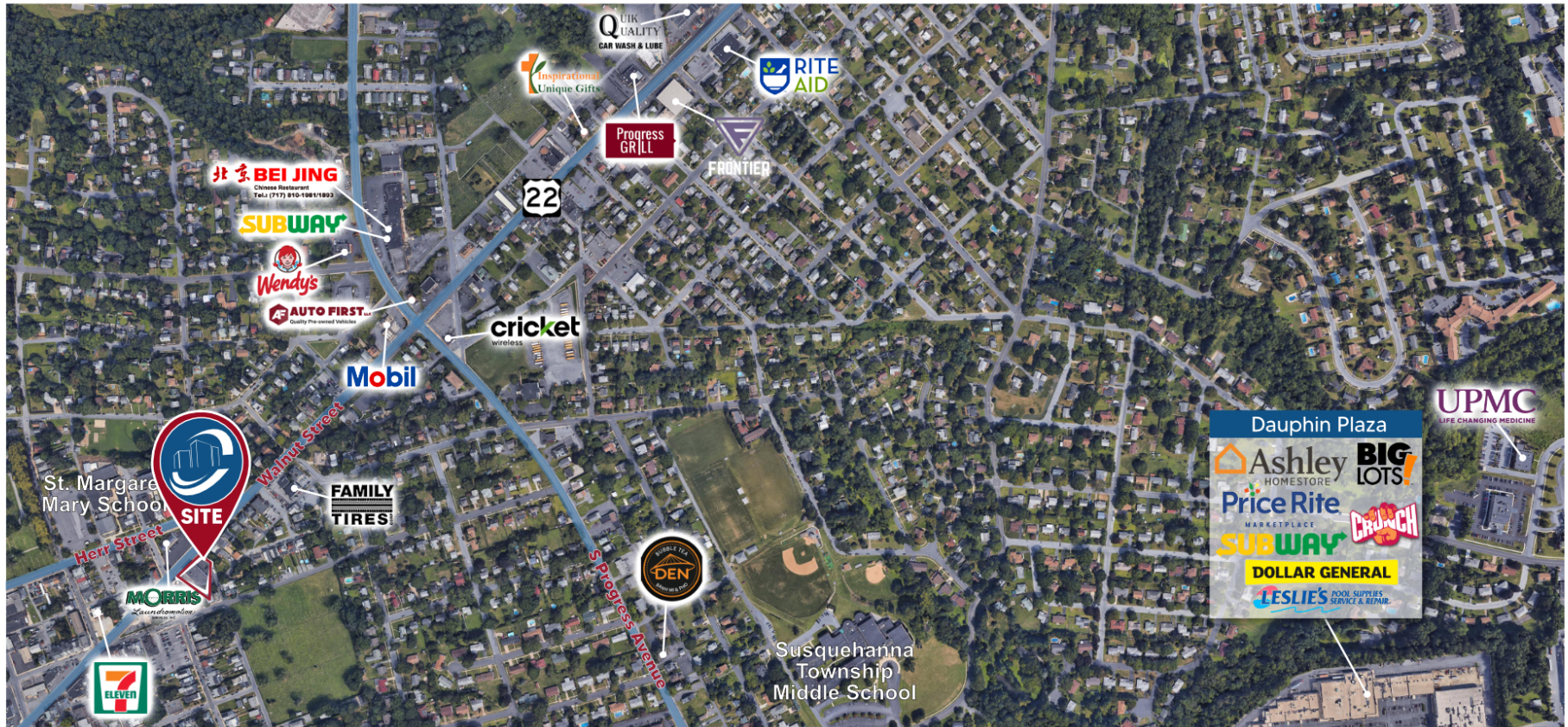
LANDMARKCR.com

2921 Walnut Street

RETAIL PROPERTY FOR SALE

2921 Walnut Street Harrisburg, PA 17103

LOCATION AND TRADE AERIAL



David Rimmel, P.E., SIOR
Associate Broker
717.731.1990 x3003
DJRimmel@landmarkcr.com

Adam Boussatta
Associate
717.731.1990 x3039
adam@landmarkcr.com

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

LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,185	3,802	11,948
Average Age	31.7	33.8	37.6
Average Age (Male)	27.9	30.1	33.9
Average Age (Female)	34.9	37.2	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	489	1,651	5,605
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$57,083	\$57,552	\$57,857
Average House Value	\$121,968	\$128,715	\$137,585

* Demographic data derived from 2020 ACS - US Census

