

EXECUTIVE SUMMARY



Offering Summary

Available SF:	10,898 SF
Lease Rate:	Negotiable
Building SF:	10,896
Year Built:	1962
Zoning:	Commercial Neighborhood

Property Description

Rare opportunity to lease office, medical office, retail space in high traffic area along the beautiful Susquehanna River in Harrisburg. This unique property is now available for lease for the first time in over twenty years. Excellent visibility with a great view and close proximity to many amenities make this property a must see. Ownership is motivated to revitalize the property and partner with a tenant to redevelop the space.

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Lease Retail

525 S Front Street, Harrisburg, PA 17104



OPEN FLOOR PLAN WITH RIVER VIEWS



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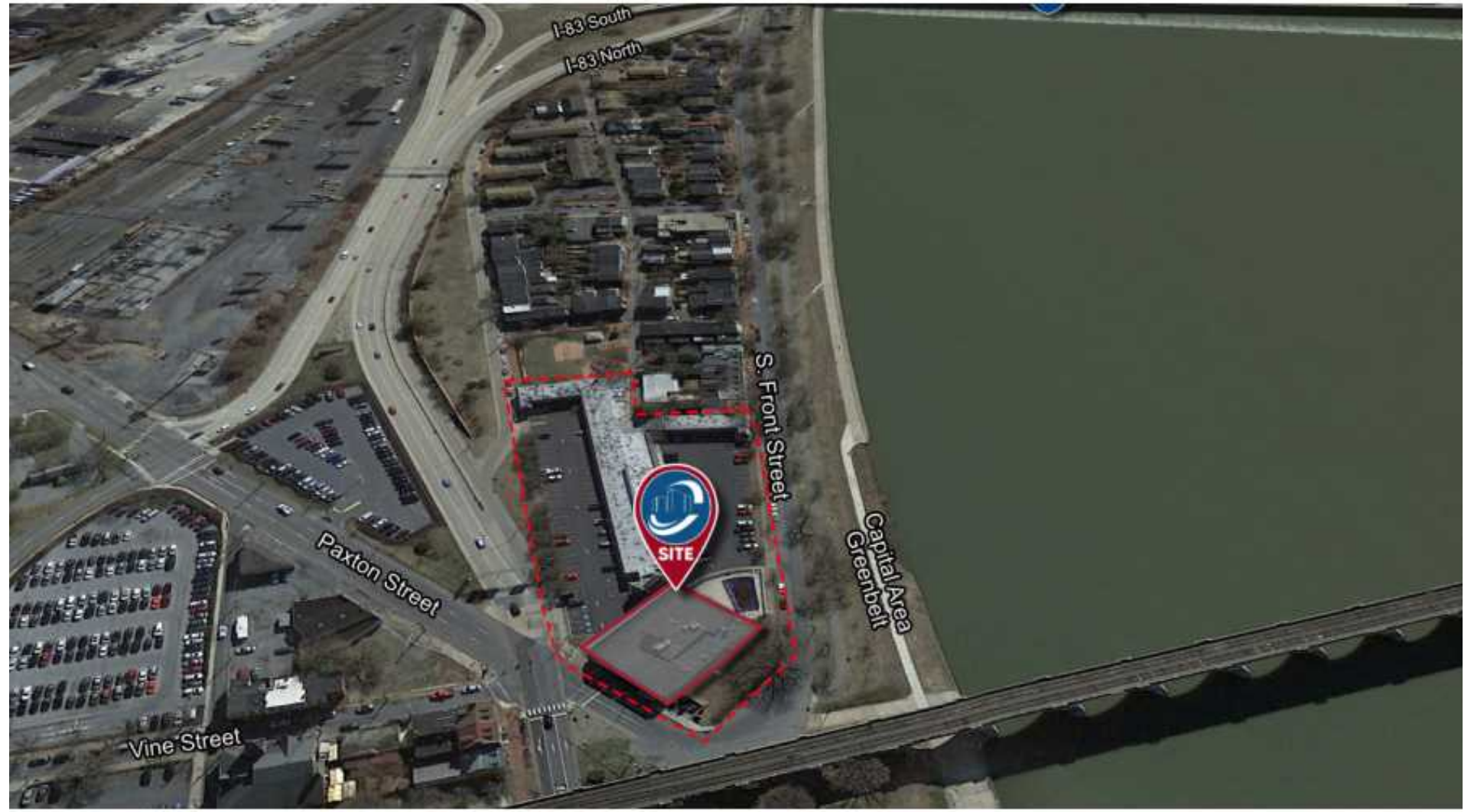


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525 S Front Street, Harrisburg, PA 17104



LOCATION AERIAL



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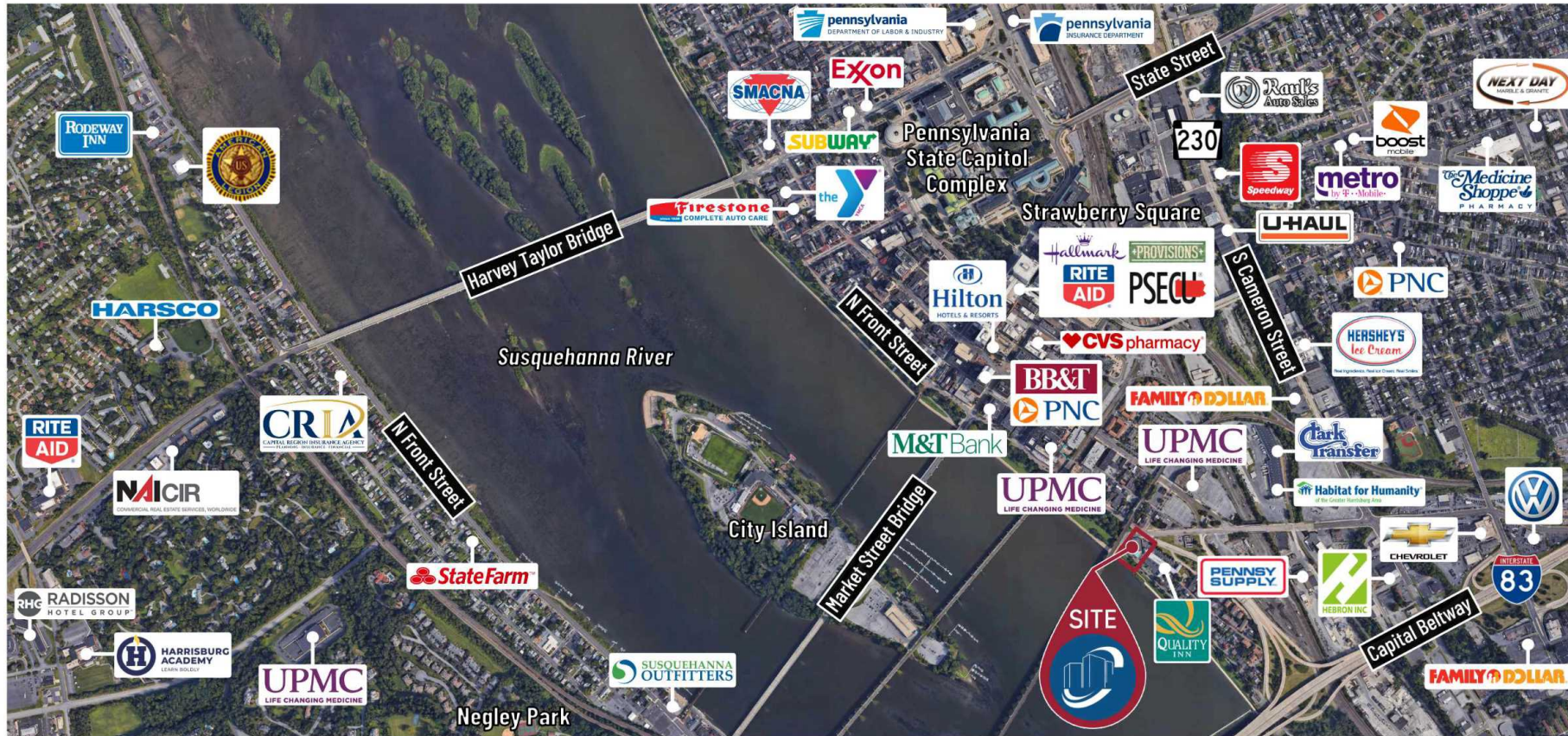


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TRADE AERIAL



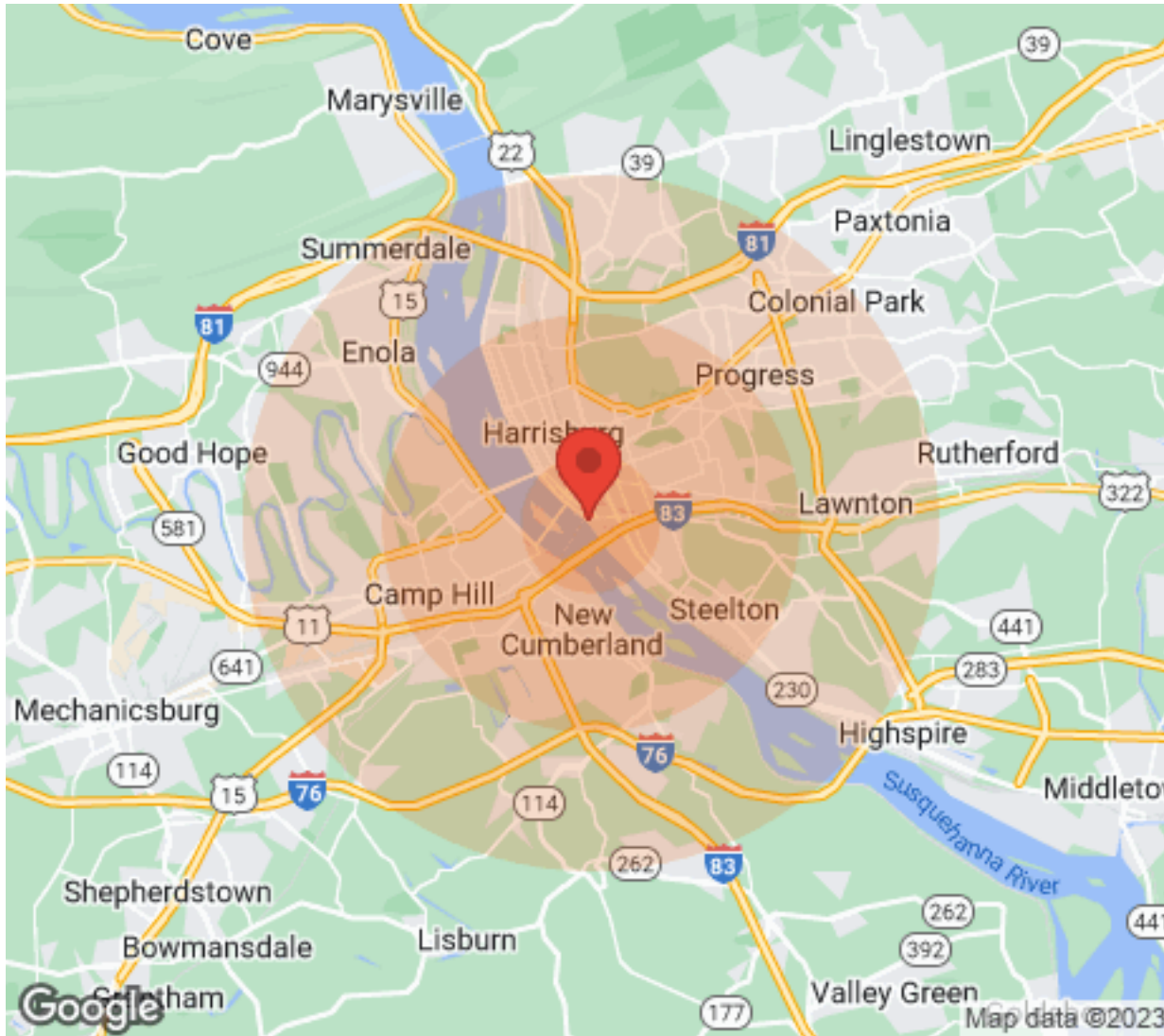
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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	7,529	47,506	88,746
Female	8,068	50,642	91,895
Total Population	15,597	98,148	180,641
Income			
Median	\$21,610	\$38,136	\$47,019
< \$15,000	2,338	7,357	10,180
\$15,000-\$24,999	900	5,259	8,230
\$25,000-\$34,999	776	5,103	8,782
\$35,000-\$49,999	966	6,375	11,794
\$50,000-\$74,999	827	7,293	14,030
\$75,000-\$99,999	333	4,883	10,092
\$10,000-\$149,999	190	3,374	8,564
\$150,000-\$199,999	39	820	2,125
> \$200,000	N/A	548	1,467
Housing			
Total Units	7,702	48,853	87,158
Occupied	6,524	43,413	79,438
Owner Occupied	1,373	22,508	45,637
Renter Occupied	5,151	20,905	33,801
Vacant	1,178	5,440	7,720

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