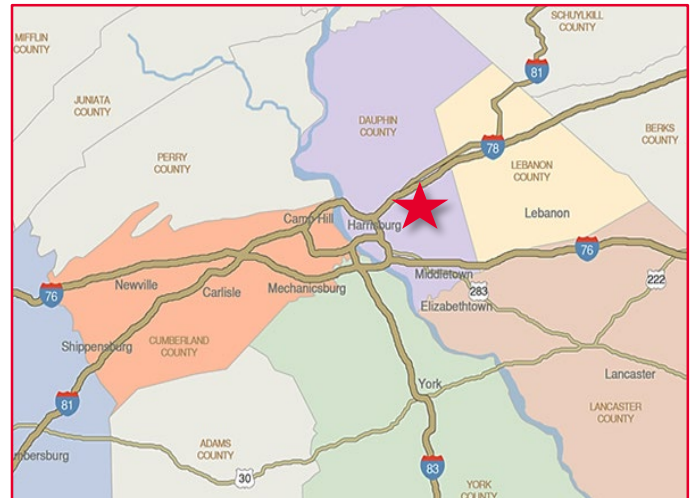


**1.64 ACRES FOR SALE DIRECTLY ACROSS FROM THE
NEW FEDERAL COURTHOUSE**



PROPERTY FEATURES

- 1.64 acres on 7th Street in the City of Harrisburg.
- Rare opportunity to purchase a fully approved parking lot site in the heart of Harrisburg.
- Frontage on North 7th Street with convenient access to I-81, I-83, Route 322 and numerous local amenities.
- Located directly across the street from the site of the new \$194 million Federal Courthouse.
- 7th street upgrades and widening are currently underway, which will create the Northern Gateway into Harrisburg.
- Flexible zoning allowing many different uses including commercial, office, residential and industrial.



For more information, please contact:

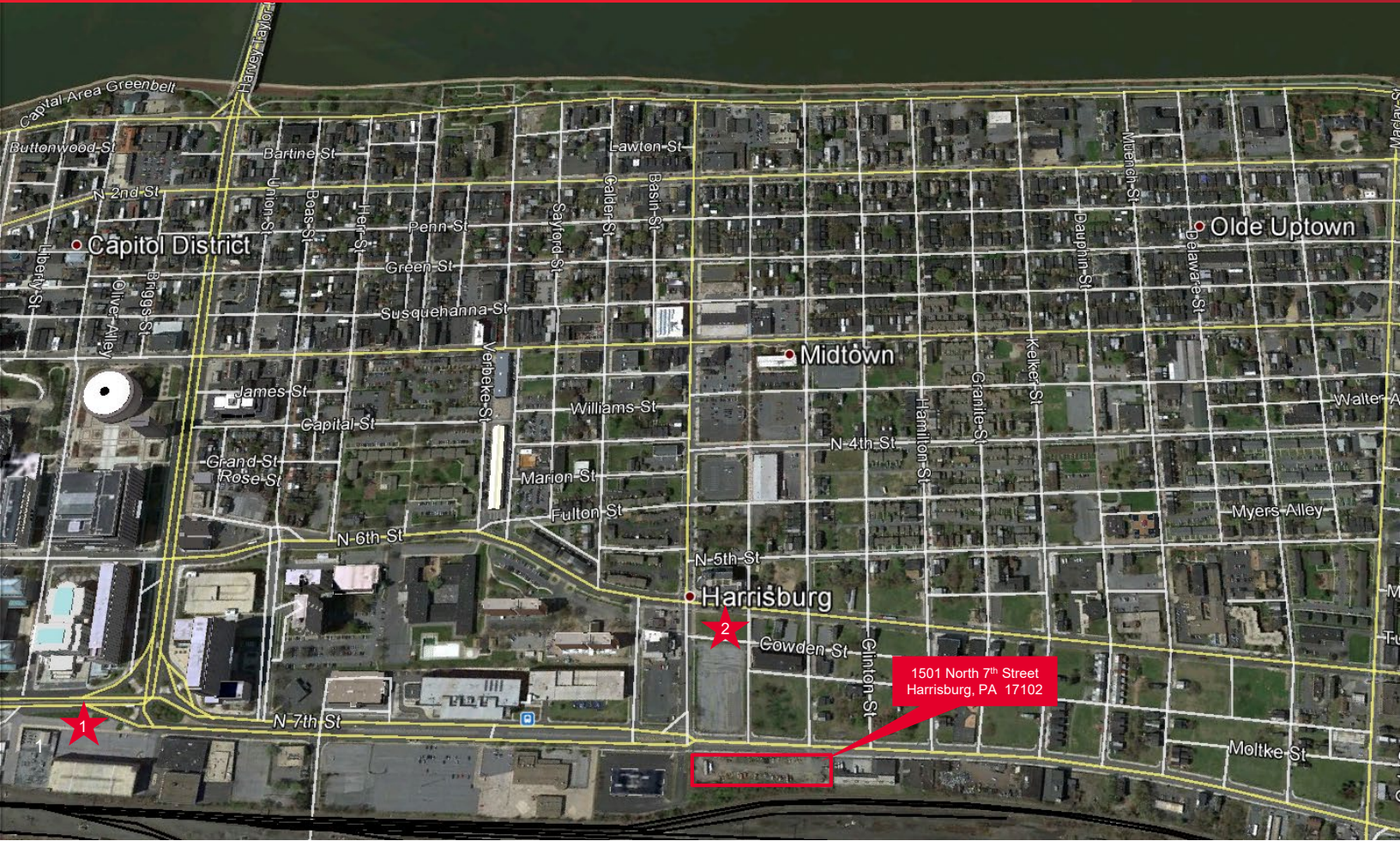
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Cushman & Wakefield of Pennsylvania, LLC
 4507 North Front Street, Suite 203
 Harrisburg, PA 17110 | USA
 +1 717 231 7290
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FULLY APPROVED PARKING LOT SITE FOR SALE

1501 NORTH 7TH STREET
HARRISBURG, PA 17102



1 PA Capital Complex

2 Site of the new \$194 Million Federal Courthouse

PROPERTY DATA

ADDRESS:	1501 NORTH 7 TH STREET HARRISBURG, PA 17102	TOTAL BUILDING SF:	LAND ONLY
COUNTY:	DAUPHIN COUNTY	ROAD FRONTAGE:	LOCATED ON NORTH 7 TH ST.
MUNICIPALITY:	CITY OF HARRISBURG	ELECTRIC:	TO SITE
TAX PARCEL NUMBER:	07-102-001	NATURAL GAS:	TO SITE
PARCEL SIZE:	1.64 ACRES	WATER:	PUBLIC WATER
TOPOGRAPHY:	LEVEL	SEWER:	PUBLIC SEWER
ZONING:	INDUSTRIAL	SALE PRICE	\$2,705,000 (5.75% CAP RATE)

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LEGEND

- 1 MAIN ENTRANCE CARDREADER INGRESS/EGRESS GATE SYSTEM (RIGHT-IN/RIGHT-OUT ONLY)
- 2 EXIT WITH GATE SYSTEM (RIGHT-OUT ONLY)
- 3 PLAZA WITH SPECIAL PAVING, SEATING, AND DECORATIVE PLANTING POTS
- 4 STREETScape ENHANCEMENT WITH BRICK PIERS, ALUMINUM PICKET FENCING, LIGHT POLES/BANNERS, SCREENING HEDGES, AND SHADE TREES (SEE SECTION FOR PROPOSED STREETScape AND SITE FURNISHINGS)
- 5 EVERGREEN SCREEN PLANTINGS

CONCEPTUAL SITE PLAN (176 PARKING SPACES)

SCALE: 1" = 50'-0"



CONCEPTUAL CROSS SECTION

SCALE: 1/8" = 1'-0"



N.7TH STREET PLAZA PERSPECTIVE VIEW



N.7TH STREET PARKING LOT PERSPECTIVE VIEW (FROM REILLY AND N.7TH STREET INTERSECTION)

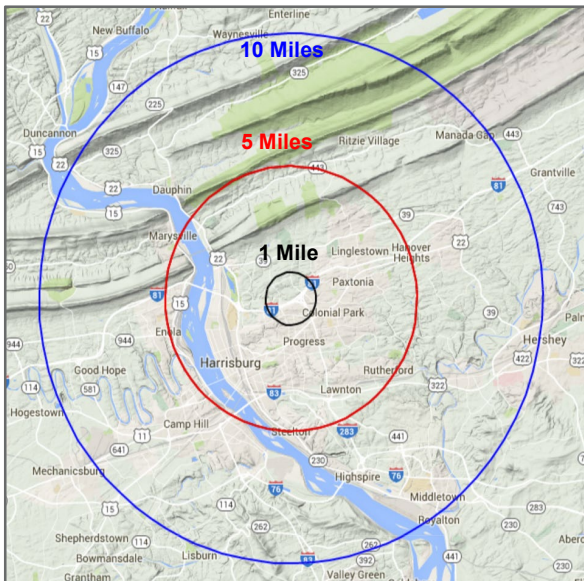
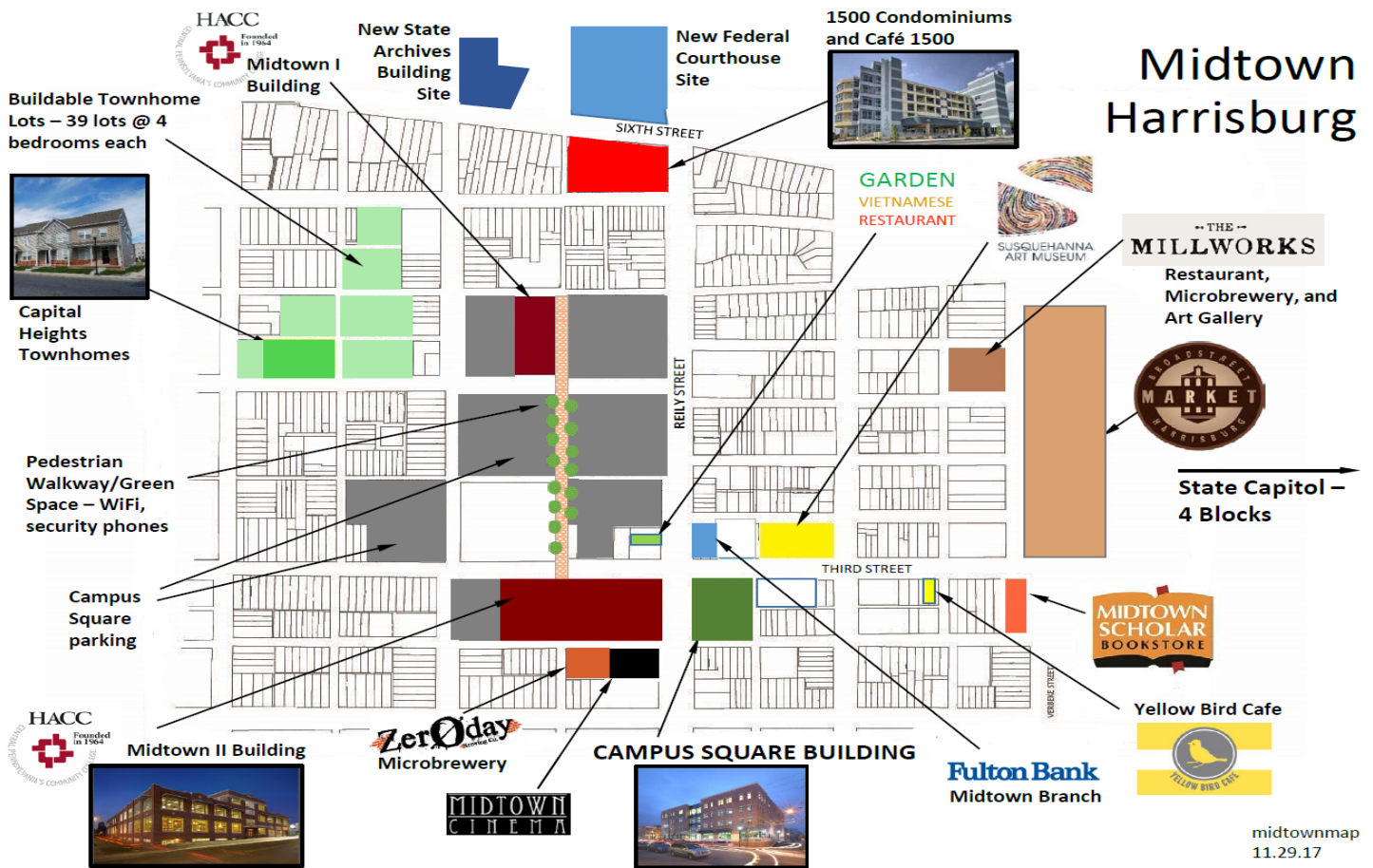


FULLY APPROVED PARKING LOT SITE FOR SALE

1501 NORTH 7TH STREET
HARRISBURG, PA 17102

PRELIMINARY PROFORMA

INCOME	
GROSS SPACE RENTAL INCOME	45,200.00
LESS: VACANCY	(90,240.00)
NET EFFECTIVE ANNUAL SPACE RENTAL INCOME	360,960.00
OPERATING EXPENSES	
HARRISBURG PARKING TAX (20% OF RENTS COLLECTED)	72,192.00
REPAIRS AND MAINTENANCE	12,000
INSURANCE	2,500
PROPERTY TAXES	40,000
SUPPLIES	1,200
SECURITY MONITORING	1,200
MANAGEMENT	18,048
SNOW REMOVAL	10,000
LANDSCAPE MAINTENANCE	8,500
PARKING CONTROLS	12,000
UTILITIES - ELECTRIC	4,000
TOTAL OPERATING EXPENSES	180,040.00
NET OPERATING INCOME	180,920.00



POPULATION	1 MILE	3 MILE	5 MILE
2017 Total Population:	18,795	91,584	193,952
2022 Population:	19,104	93,507	198,986
Population Growth 2017-2022:	1.64%	2.10%	2.60%
Average Age:	36.80	37.80	39.30
HOUSEHOLDS			
2017 Total Households:	8,646	38,962	81,564
Household Growth 2017-2022:	1.52%	2.20%	2.73%
Median Household Income:	\$33,404	\$42,768	\$53,364
Average Household Size:	2.10	2.30	2.30
2017 Average Household Vehicles:	1.00	1.00	2.00
HOUSING			
Median Home Value:	\$113,570	\$136,604	\$160,372
Median Year Built:	1947	1951	1959

For more information, please contact:

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