

17 N. 2<sup>ND</sup> STREET, HARRISBURG

LEASE

7,100 +/- SF RETAIL



**CAMPBELL**  
Commercial Partners LLC

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# OFFERING SUMMARY

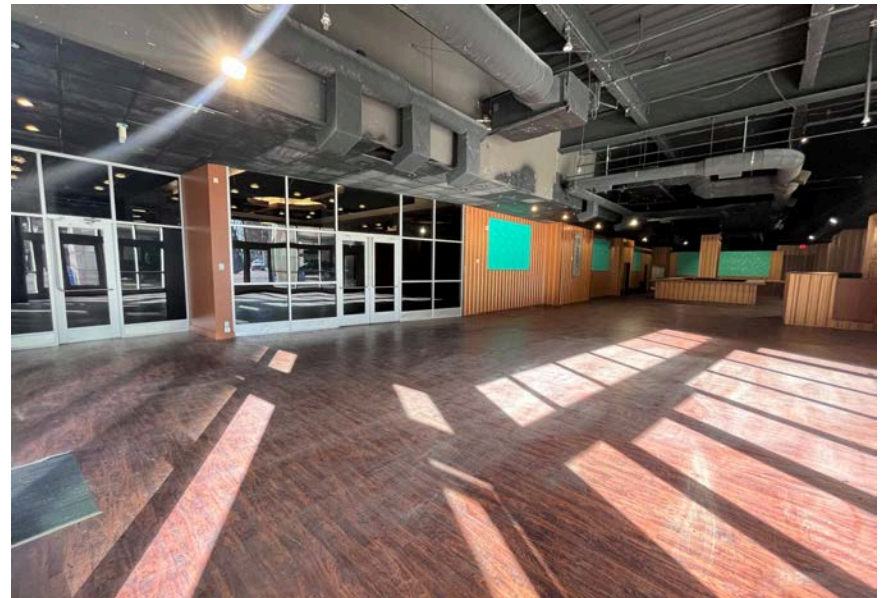
## PROPERTY OVERVIEW

Large corner restaurant space in Market Square Plaza of Downtown Harrisburg. Close proximity to Harrisburg Hilton, PA State Capitol Complex, Harrisburg University, Whitaker Center and UPMC Harrisburg Hospital. Full size kitchen with 22' hood, 3 walk-ins and access to loading dock. This space is ideal for a restaurant or service retail, and can be subdivided.

<b>Available SF</b>	7,100+/-
<b>Lease Rate</b>	NEGOTIABLE
<b>Lease Term</b>	5 YEARS
<b>Lease Type</b>	NNN
<b>Availability</b>	IMMEDIATE

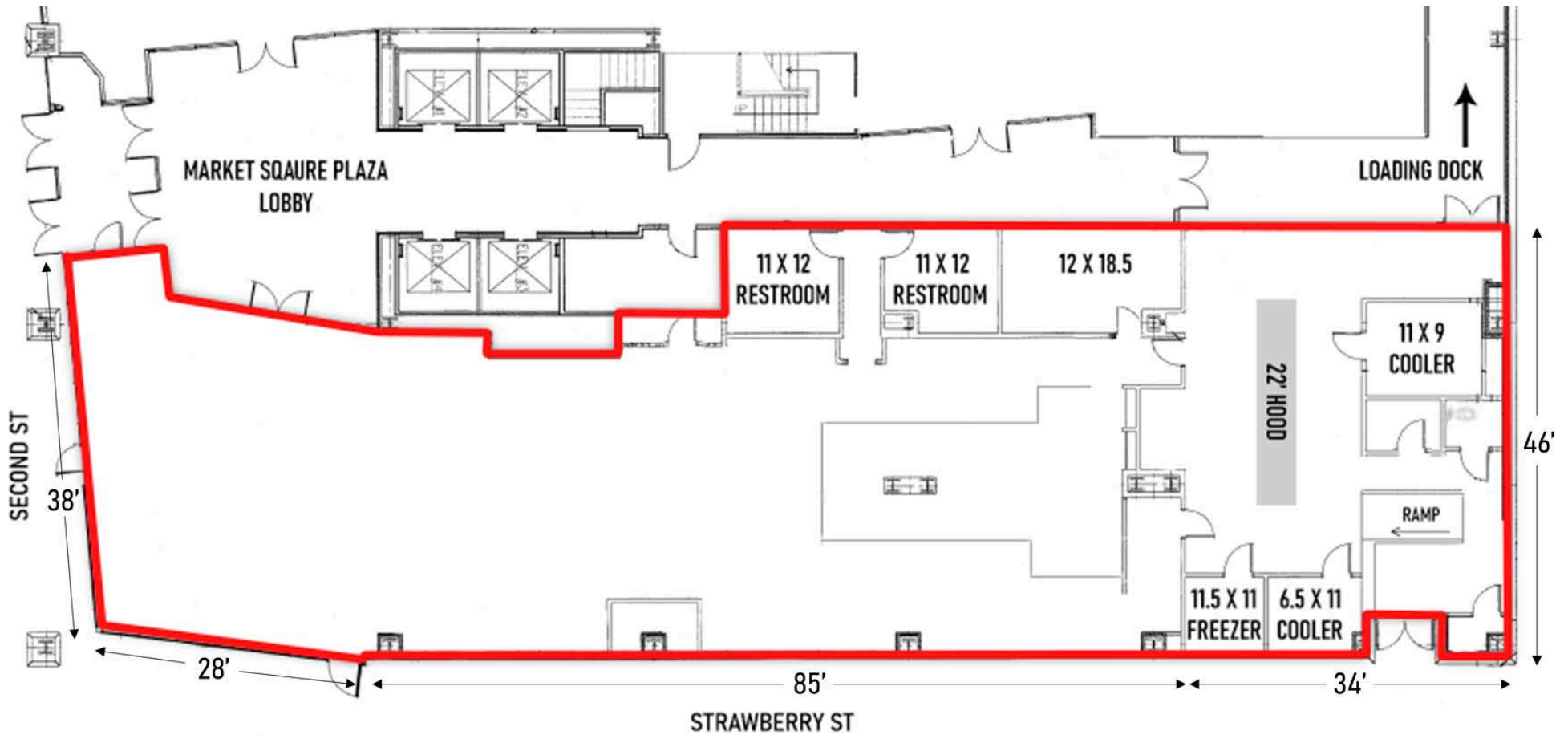
## PROPERTY HIGHLIGHTS

- Part of Downtown Harrisburg's "Restaurant Row"
- Parking at either Market Square Plaza Parking Garage or on-street.
- Space includes loading dock with access from Walnut Street.



# FLOOR PLAN

PLAN IS APPROXIMATE



# VICINITY MAP



**SAM**  
AT THE MARY

The State Museum  
of PENNSYLVANIA



PENNSYLVANIA  
JUDICIAL CENTER

PENNSYLVANIA STATE  
CAPITOL COMPLEX

STATE ST

**STRAWBERRY SQUARE**



HARRISBURG UNIVERSITY  
SCIENCE EDUCATION CENTER



## RESTAURANT ROW

Arooga's | Dunkin' | note.  
Bacco's | Burger Yum | Zemie's  
Niko's Pizza | Café Fresco | Brick Haus  
Ad Lib Craft Kitchen | Palumbo's  
JB Lovedraft's | Stock's on 2<sup>nd</sup>  
and more!



HARRISBURG  
CITY COUNCIL



DAUPHIN COUNTY  
COURTHOUSE



**UPMC**

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