

1099 ELLIOT STREET
2.6 ACRES

1650 S CAMERON
1.0 ACRE



425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

Commercial Development Opportunity

FOR SALE IN CITY OF HARRISBURG

1650 N CAMERON ST & 1099 ELLIOT ST
HARRISBURG, PA 17104



1650 S CAMERON ST & 1099 ELLIOT ST, HARRISBURG

COMMERCIAL DEVELOPMENT OPPORTUNITY

FOR SALE

OFFERING SUMMARY

SALE PRICE	\$195,000
LOT SIZE	3.6 AC (combined)
APN(s)	01-049-050 & 051
PROPERTY TAX	\$13,043.82
ZONING	Industrial
MUNICIPALITY	Harrisburg City Ward 10
COUNTY	Dauphin County

PROPERTY HIGHLIGHTS

- **1650 S. Cameron Street** – ±1 acre with direct frontage
- **1099 Elliot Street** – ±2.6 acres of additional developable land
- **Total of ±3 acres** across two parcels
- **Flexible zoning** to accommodate a variety of uses
- **High visibility and easy access** to major roadways
- Located in a **fast-growing corridor** of Harrisburg
- Ideal for **flex/industrial, commercial, or mixed-use** development



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present a unique opportunity to acquire two contiguous parcels totaling 3.6 acres in a strategic, high-visibility location along Harrisburg's busy south-end corridor. Positioned just minutes from I-83, I-283, and the Capital Beltway, this site offers seamless access to major distribution routes, downtown Harrisburg, and the surrounding metro region.

With frontage on S. Cameron Street, a key connector for industrial and commercial traffic, and close proximity to warehousing, logistics hubs, and retail centers, the location supports a wide range of possibilities—from flex commercial and light industrial to mixed-use or workforce housing.

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LOCATION AERIAL



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REGIONAL AERIAL



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DEMOGRAPHICS

POPULATION

1 MILE	7,910
3 MILE	92,469
5 MILE	187,799

HOUSEHOLDS

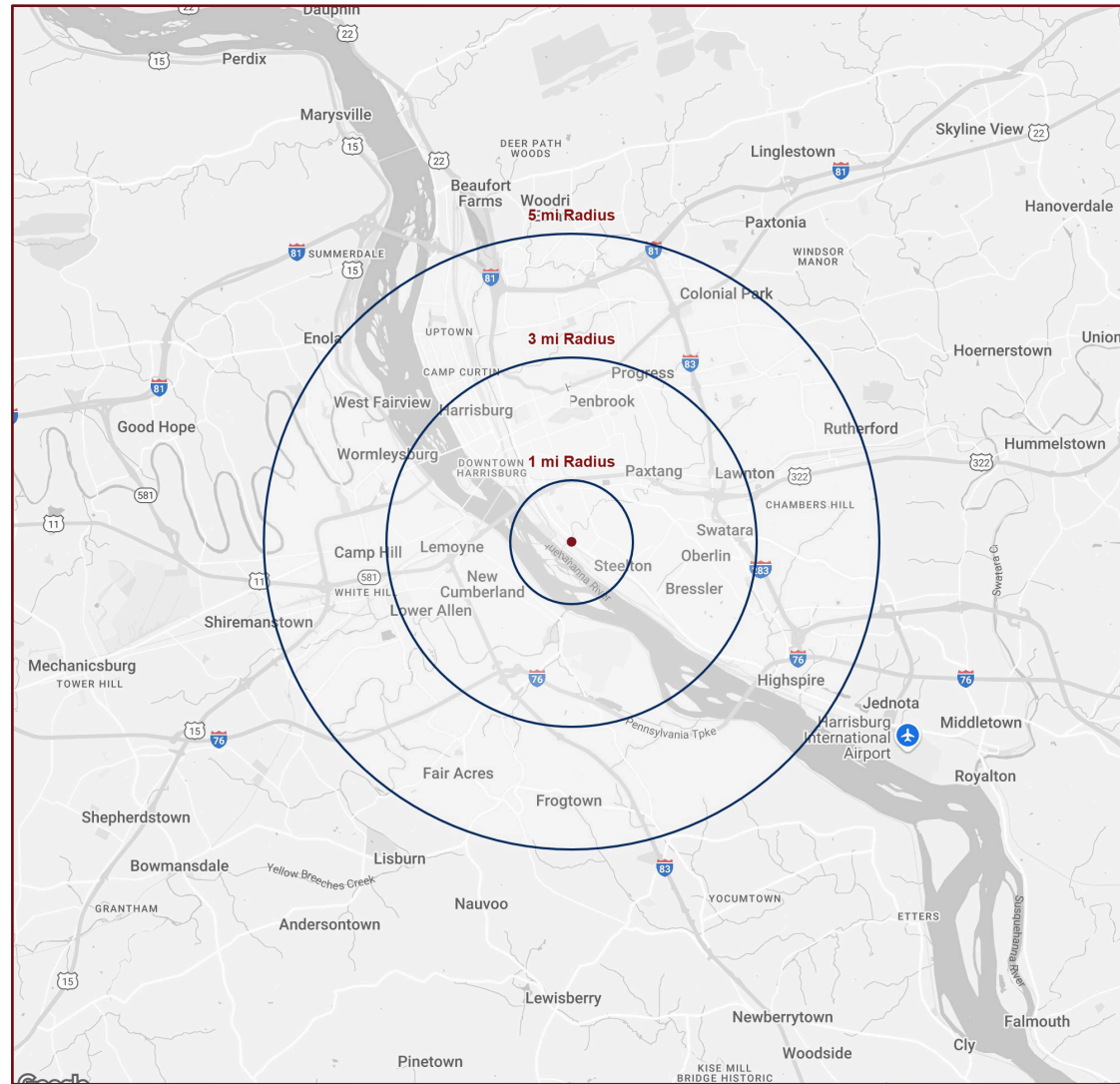
1 MILE	2,962
3 MILE	38,725
5 MILE	77,515

TOTAL BUSINESSES

1 MILE	331
3 MILE	4,669
5 MILE	8,747

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	4,808
3 MILE	69,408
5 MILE	134,110



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AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



POPULATION
50,730



HOUSEHOLDS
21,818



AVG HH INCOME
\$66,864



MEDIAN AGE
32.0



BUSINESSES
2,538



EMPLOYEES
52,337

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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