

FOR SALE

DEVELOPMENT OPPORTUNITY

MARKET STREET, HARRISBURG, PA



829 & 1001 MARKET STREET
1.12 Acres



10th MARKET STREET
4.11 Acres

LANDMARK
COMMERCIAL REALTY

A decorative graphic consisting of several overlapping white hexagons of varying sizes, some with thin black outlines. The Landmark Commercial Realty logo is centered within one of the hexagons.






OFFERING SUMMARY

Sale Price (Parcel 1&2)	\$745,000 \$2,750,000
Property Size (Parcel 1 & 2)	1.12 Ac 4.11 Ac
Cross Streets	Market St & S 10 th St
Traffic Count	29,000 ADT (Market St) & (S Cameron St)
Zoning	Downtown Center (DC)
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Amazing development opportunity in the City of Harrisburg - Capital of Pennsylvania. The site was originally assembled and acquired by an institutional entity planning to redevelop the site into a 14 story - ± 171,000 SF Class "A" office center. The site was cleared and has all environmental clearances to move forward with development. Much diligence and engineering has been completed with all utilities including Electric, Data, Water, Sewer and Gas have been located along site also adding to a shovel ready development project. The current zoning is flexible for most uses.

PROPERTY HIGHLIGHTS

- Prime development-ready land spanning 1.12-5.23 Acres
- Adjacent to the PA State Capitol Complex and supporting government offices.
- Neighbors Harrisburg Station and Bus Terminal offering quick access to Philadelphia and New York City
- Minutes from     & 





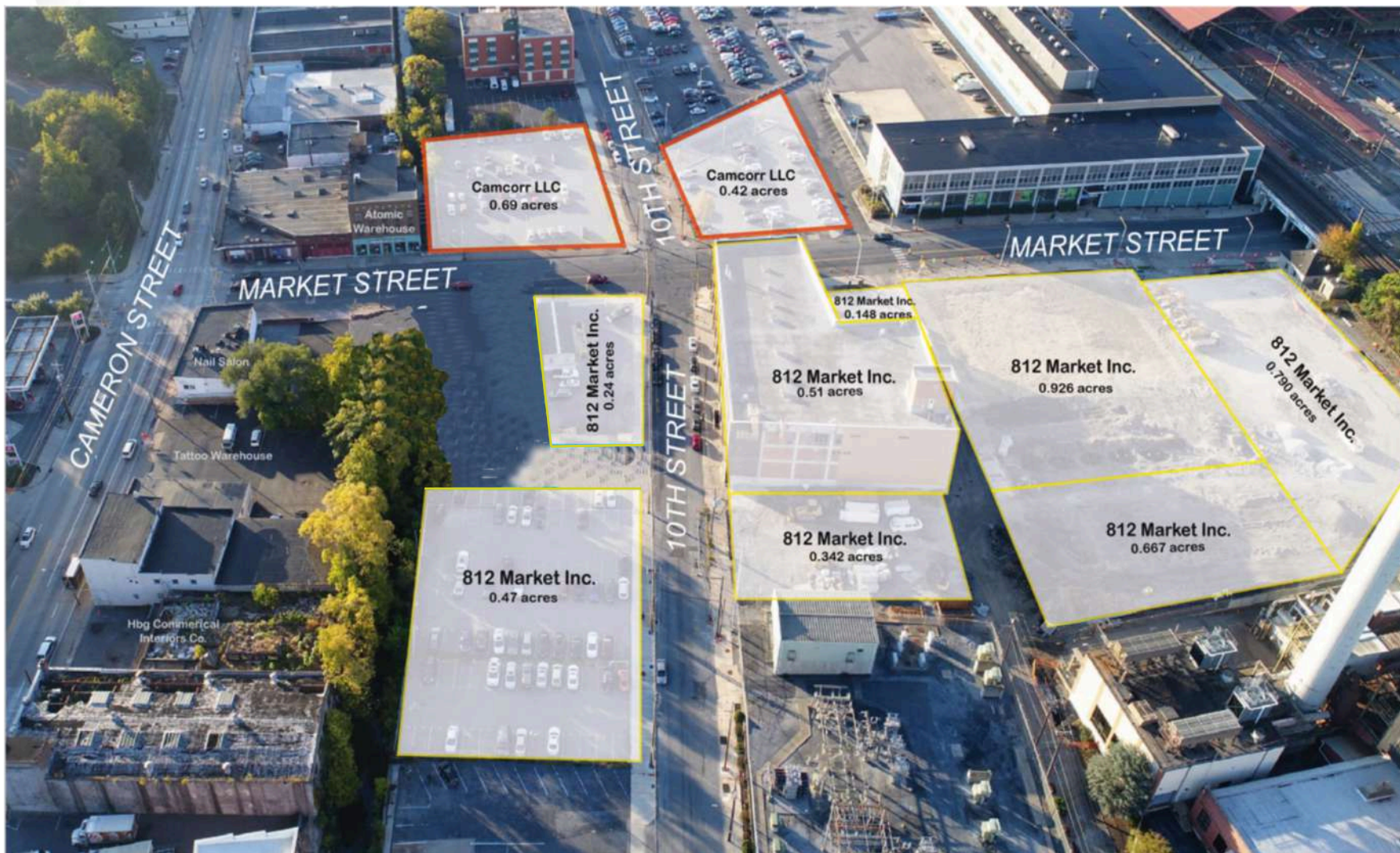
PARCEL 2 DETAILS

Address	9 th St, 10 th St, & Market Streets, Harrisburg
Site Size	4.11 Ac
APN	9-3-6, 7, 8, 18, 19, 20, 21, 22, 24 & 9-4-20 & 9-6-2. 4. 18
Traffic Counts	29,000 ADT (Market St) & (S Cameron St)
Zoning	Downtown Center (DC)
Municipality	City of Harrisburg
County	Dauphin County

PARCEL 1 DETAILS

Address	829 & 1001 Market St, Harrisburg
Site Size	1.12 Ac
APN	09-037-009 & 09-038-022
Traffic Counts	29,000 ADT (Market St) & (S Cameron St)
Zoning	Downtown Center (DC)
Municipality	City of Harrisburg
County	Dauphin County





MARKET STREET · HARRISBURG, PA 17101

DEVELOPMENT OPPORTUNITY

FOR SALE

AREA



WORMLEYSBURG



DOWNTOWN HARRISBURG

PA STATE CAPITOL COMPLEX

Denim COFFEE

AMTRAK HARRISBURG STATION

LANDMARK COMMERCIAL REALTY 10TH & MARKET ST 4.11 Ac

LANDMARK COMMERCIAL REALTY 829 & 1001 MARKET ST 1.12 Ac

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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DEMOGRAPHICS

POPULATION

1 MILE	25,122
2 MILE	106,291
3 MILE	202,760

HOUSEHOLDS

1 MILE	11,201
2 MILE	45,015
3 MILE	84,270

AVERAGE HOUSEHOLD INCOME

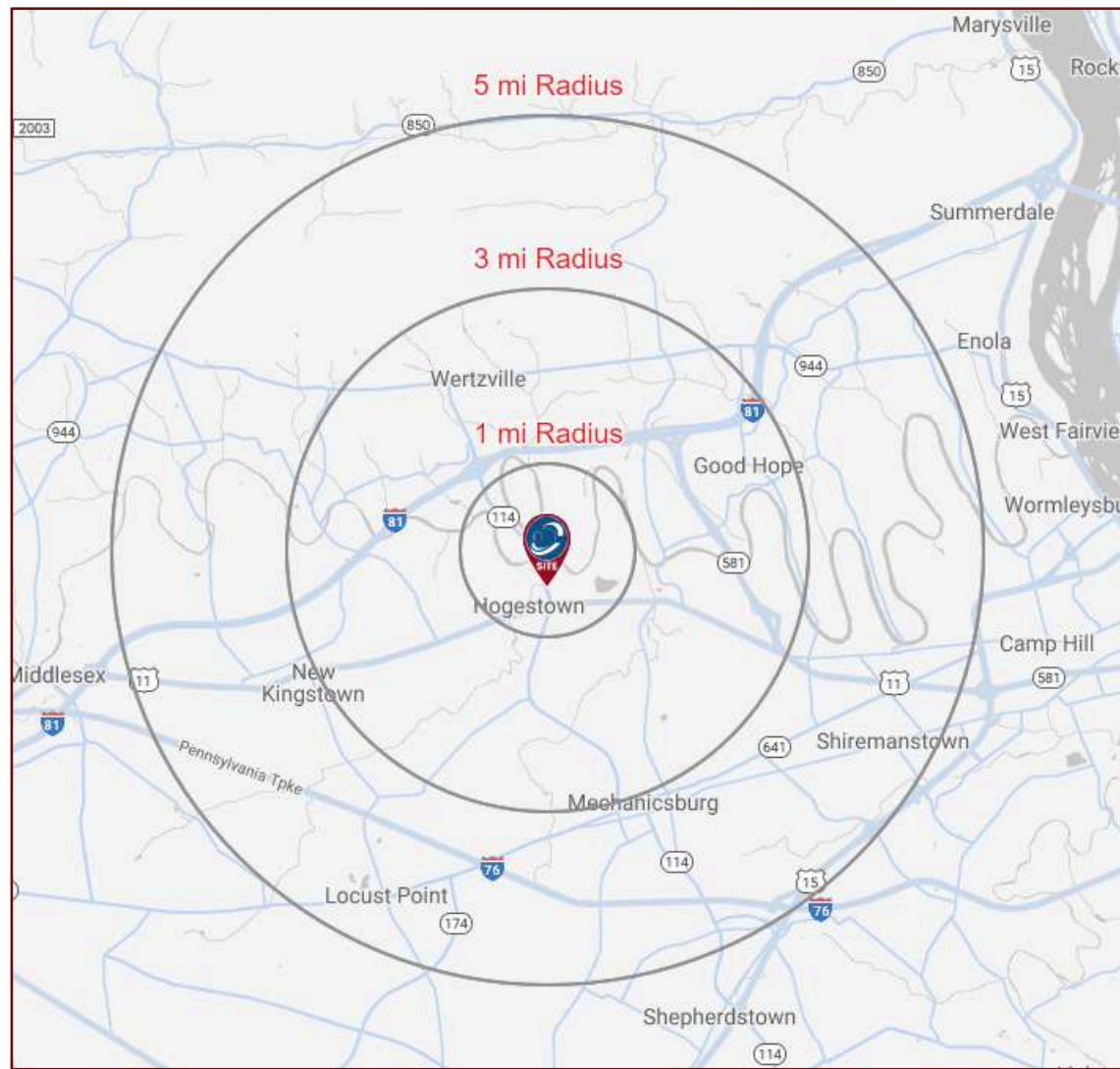
1 MILE	\$62,696
2 MILE	\$83,074
3 MILE	\$97,236

TOTAL BUSINESSES

1 MILE	1,615
2 MILE	5,250
3 MILE	9,207

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	39,758
2 MILE	91,081
3 MILE	144,629





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	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337

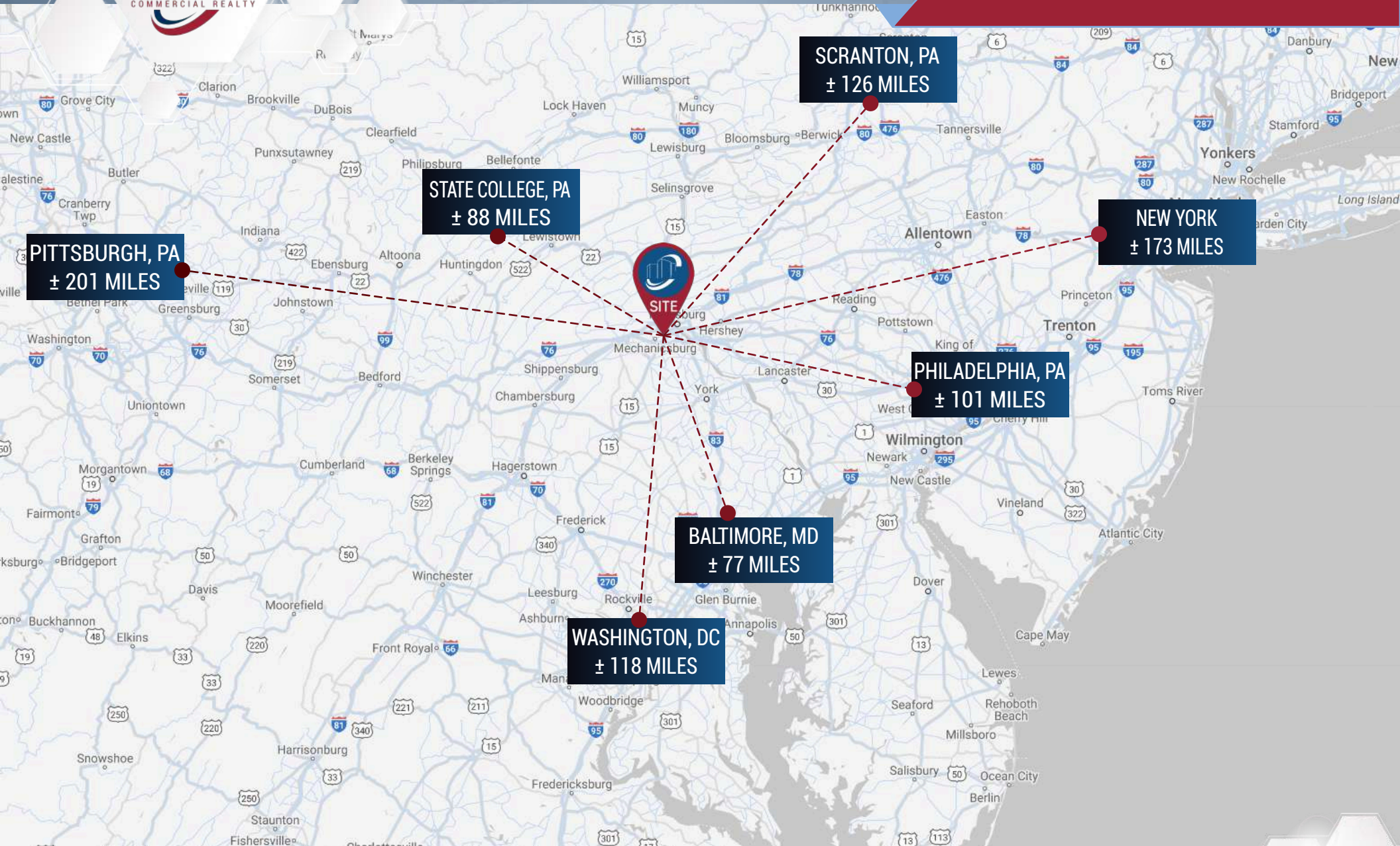
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.