

# RETAIL REDEVELOPMENT OPPORTUNITY

1919 - 1929 N. 3RD STREET, HARRISBURG, PA 17102



## OFFERING SUMMARY

Lease Rate:	\$10.15 SF/yr (NN)
Building Size:	28,150 SF
Available SF:	850 SF - 10,000 + SF
Lot Size:	0.79 Acres
Year Built:	1920
Renovated:	2020
Zoning:	CN-Commercial Neighborhood
Market:	Harrisburg City
County:	Dauphin County
APN:	11-009-069

## PROPERTY OVERVIEW

Be among the first to take advantage of an outstanding retail opportunity in a newly redeveloped property in the heart of an up-and-coming neighborhood in the City of Harrisburg. Located just blocks from the new Federal Courthouse and Midtown. Suites ranging from 850 SF up to 10,000 + SF are available. Zoning allows for grocery, retail, restaurants, staffing and recruitment offices, some medical uses, and much more!

## PROPERTY HIGHLIGHTS

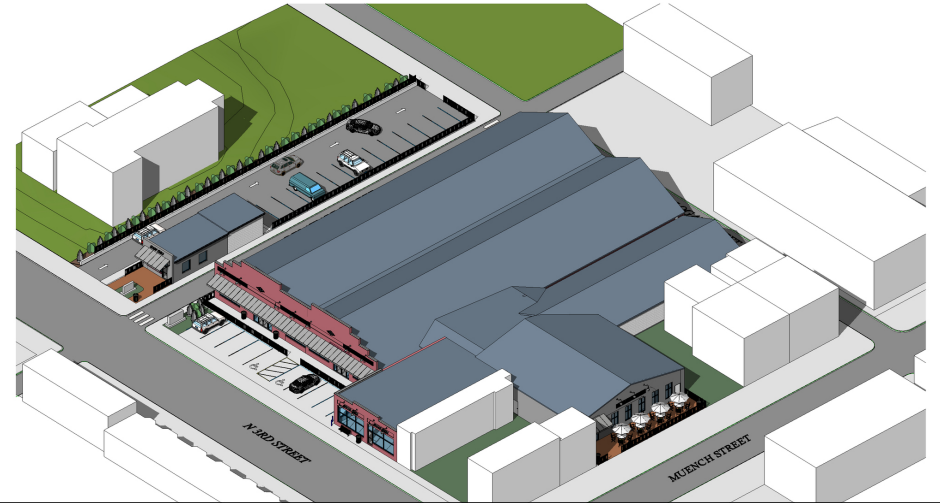
- Spaces from 850 SF up to 10,000+ SF available
- Permitted uses include retail, grocery, restaurants, some medical uses, and much more
- Newly redeveloped property along a well traveled corridor just blocks from the new Federal Courthouse development and Midtown Harrisburg amenities.

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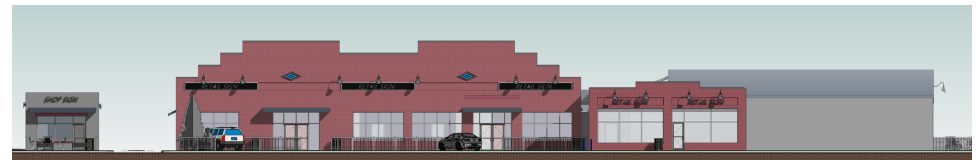
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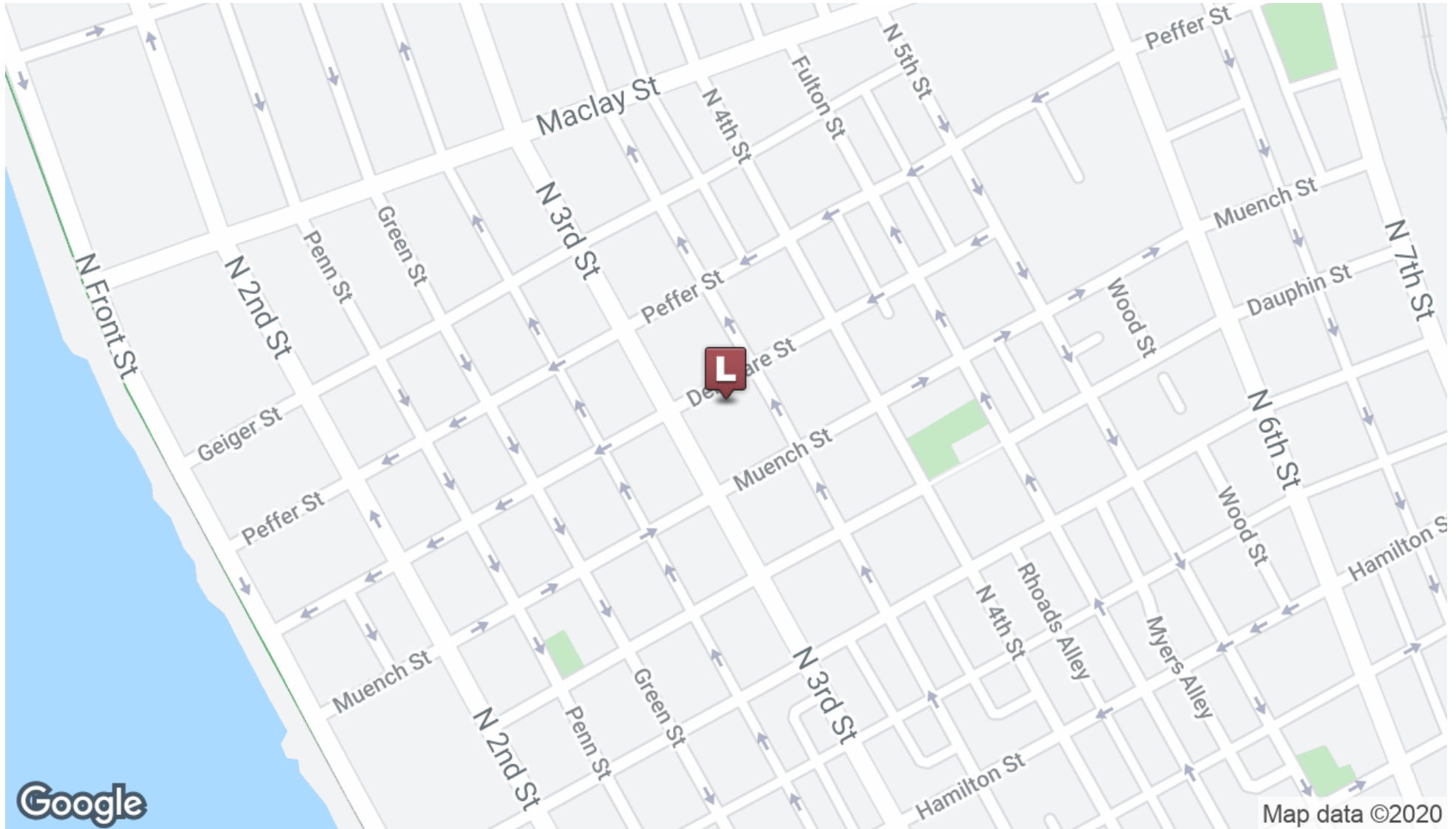






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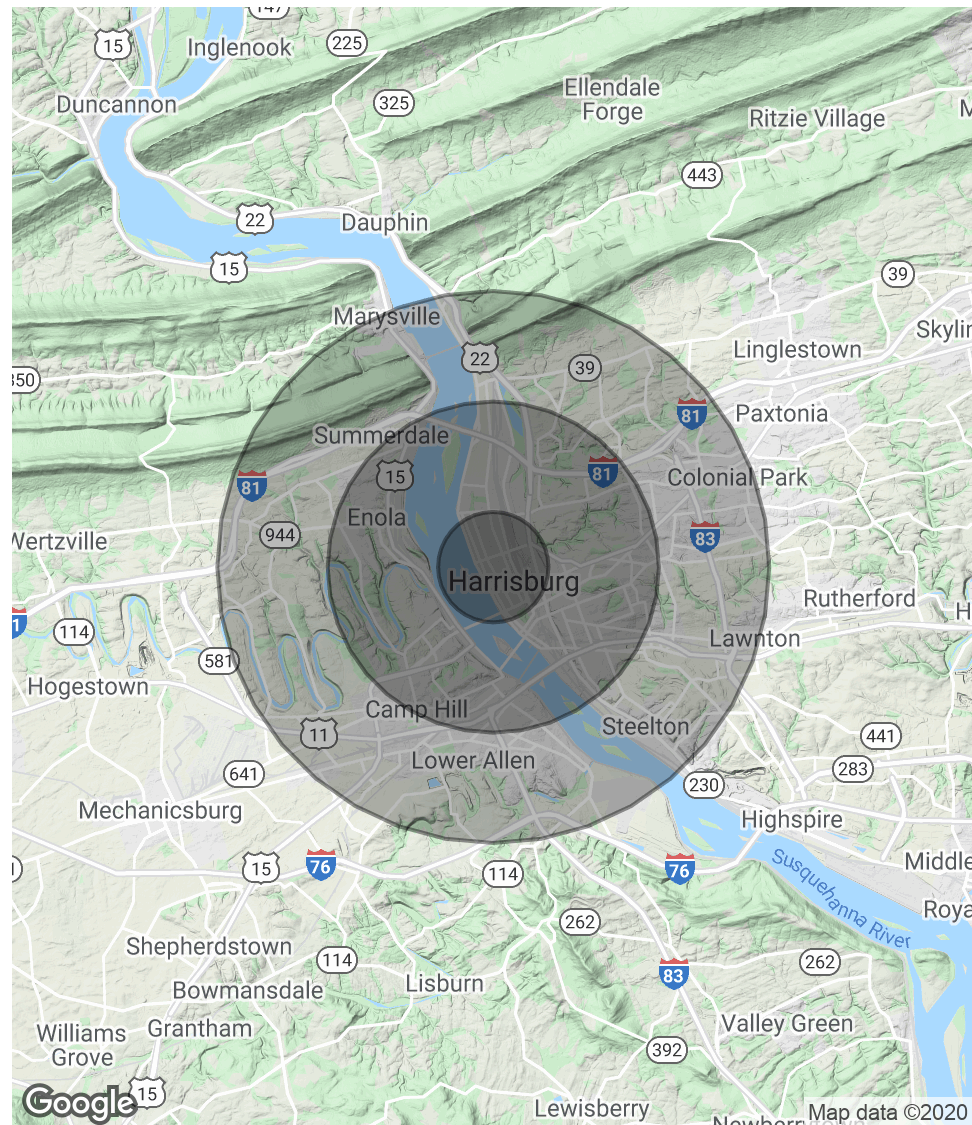
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,886	88,487	193,675
Average age	35.8	35.0	37.7
Average age (Male)	33.4	32.7	35.7
Average age (Female)	38.2	36.5	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,119	38,248	81,350
# of persons per HH	2.2	2.3	2.4
Average HH income	\$42,230	\$49,848	\$60,521
Average house value	\$97,807	\$138,883	\$158,822

\* Demographic data derived from 2010 US Census



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