


RETAIL PROPERTY  
**FOR LEASE**

**1500 N 6TH ST**  
HARRISBURG, PA 17102



**Casey Khuri**  
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 1015 Mumma Road  
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**NAICIR**



# 1500 N 6TH ST

## PROPERTY DETAILS

# FOR LEASE

\$17.00 - 19.00 SF/YR (NNN)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$17.00 - 19.00 SF/yr (NNN)
<b>Available SF</b>	1,626 - 4,175 SF
<b>Building Size</b>	100,944 SF

### PROPERTY SUMMARY

<b>Address</b>	1500 N 6th Street, Harrisburg, PA 17102
<b>Municipality</b>	City of Harrisburg
<b>County</b>	Dauphin County
<b>Year Built</b>	2012

### PROPERTY DESCRIPTION

New to market! Incredible opportunity to lease nearly turn-key restaurant space in the premiere 1500 Condominium located in the City of Harrisburg. 4,175 SF existing restaurant offers floor-to-ceiling windows, impressive bar layout, private dining room, and kitchen with vent hood. Additional build-to-suit spaces are available on the 1st floor. Perfect for small retail users who would benefit from tenant-base within the 43-unit residential condominium.

The 1500 Condominium is located within the Midtown neighborhood, which offers a growing residential and business community, including the Federal Courthouse, Pennsylvania State Archives and Catherine Hershey School for Learning. Less than six (6) blocks west of the Riverfront, this property is within walking distance of the State Capitol Complex, Strawberry Square and Downtown's Restaurant Row. Short drive to West Shore area, Harrisburg Area Community College (HACC) and I-81/22/322 Interchange.

### PROPERTY HIGHLIGHTS

- Midtown Harrisburg's marquee mixed-use complex, The 1500 Condominium
- Turn-key 4,175 SF restaurant, formerly known as Cafe 1500
- Several build-to-suit retail spaces on 1st floor of mixed-use building
- Covered loggias with private, outdoor seating
- Pedestrian traffic from residential tenants, Midtown residents and nearby businesses
- Prime location in fast-growing N. 6th Street corridor of Midtown Neighborhood

### UTILITIES & ZONING

<b>Zoning</b>	Commercial Neighborhood
<b>Water &amp; Sewer</b>	Public



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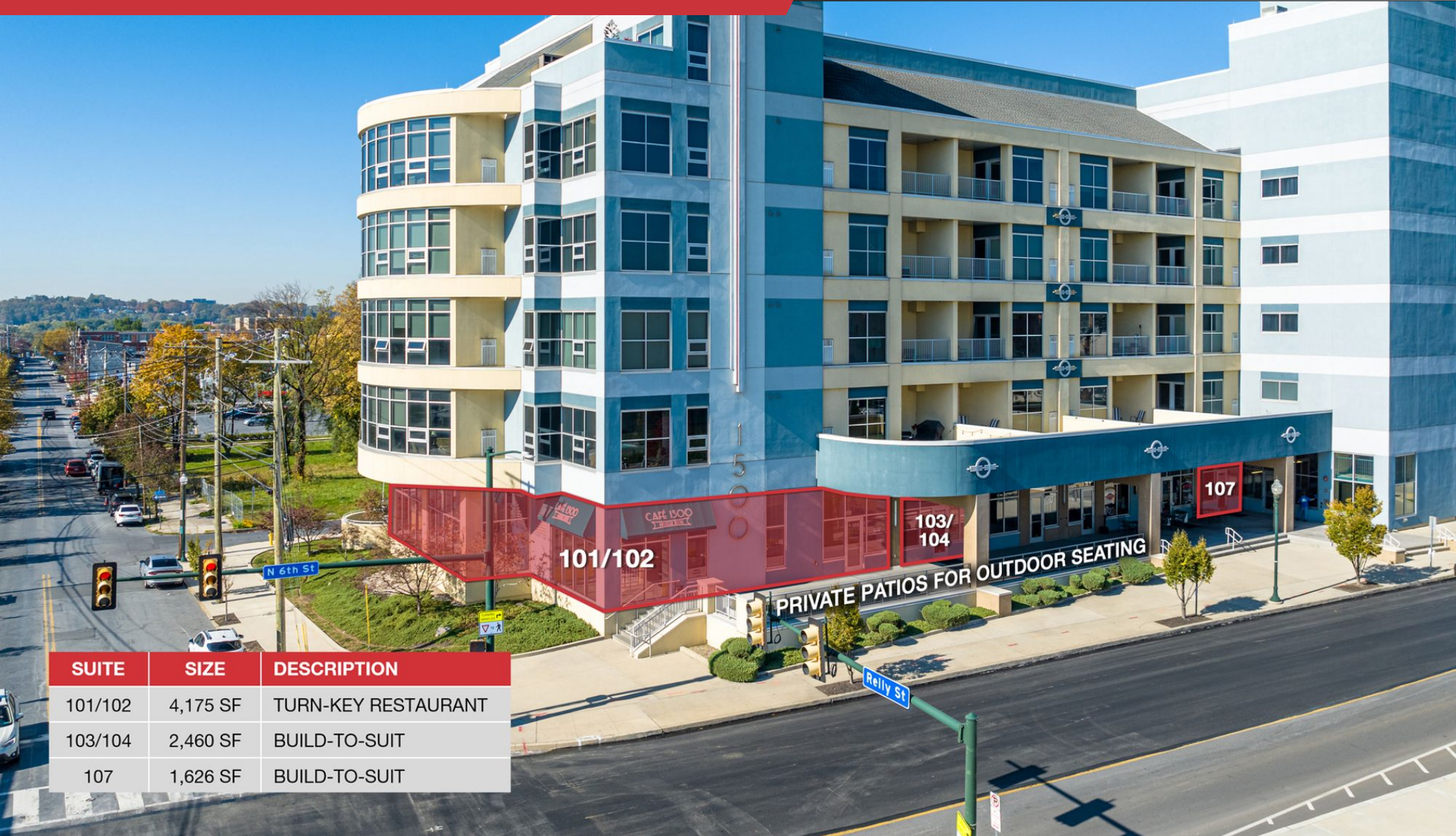




# 1500 N 6TH ST

ADDITIONAL PHOTOS

FOR LEASE  
\$17.00 - 19.00 SF/YR (NNN)



SUITE	SIZE	DESCRIPTION
101/102	4,175 SF	TURN-KEY RESTAURANT
103/104	2,460 SF	BUILD-TO-SUIT
107	1,626 SF	BUILD-TO-SUIT

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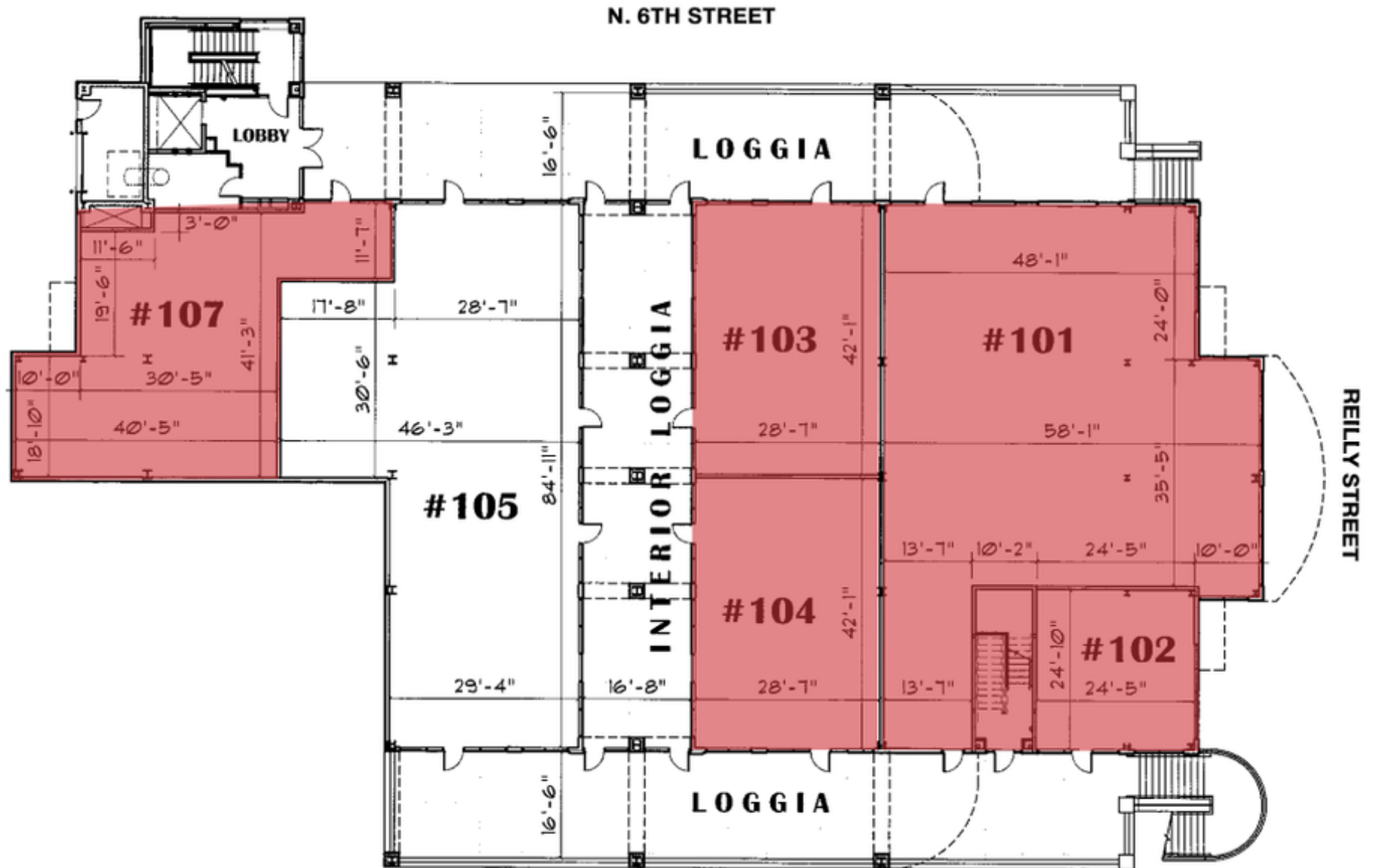
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## FLOOR PLAN

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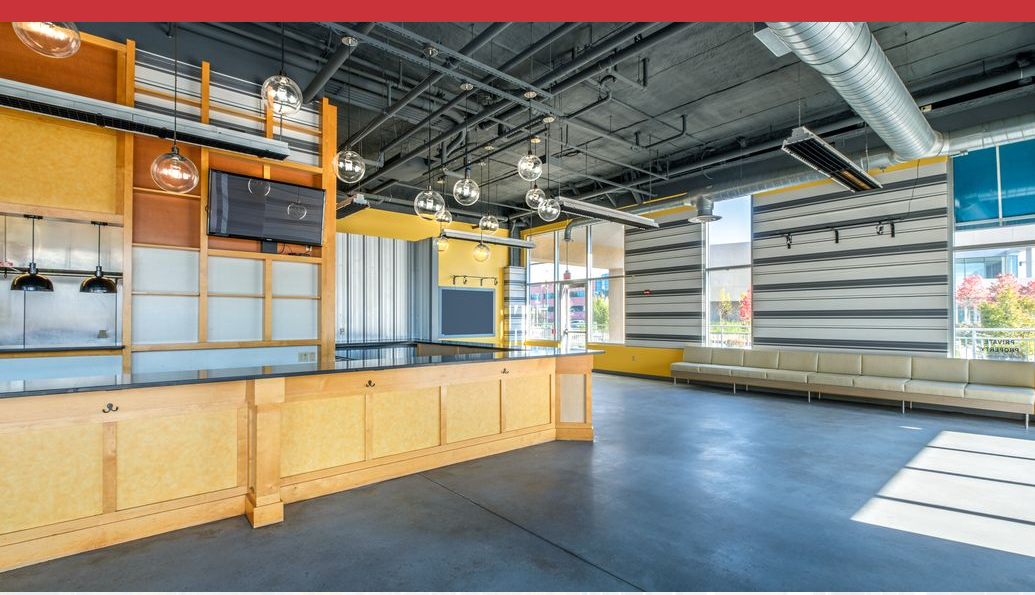
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**1500 N 6TH ST**  
SUITE 101/102

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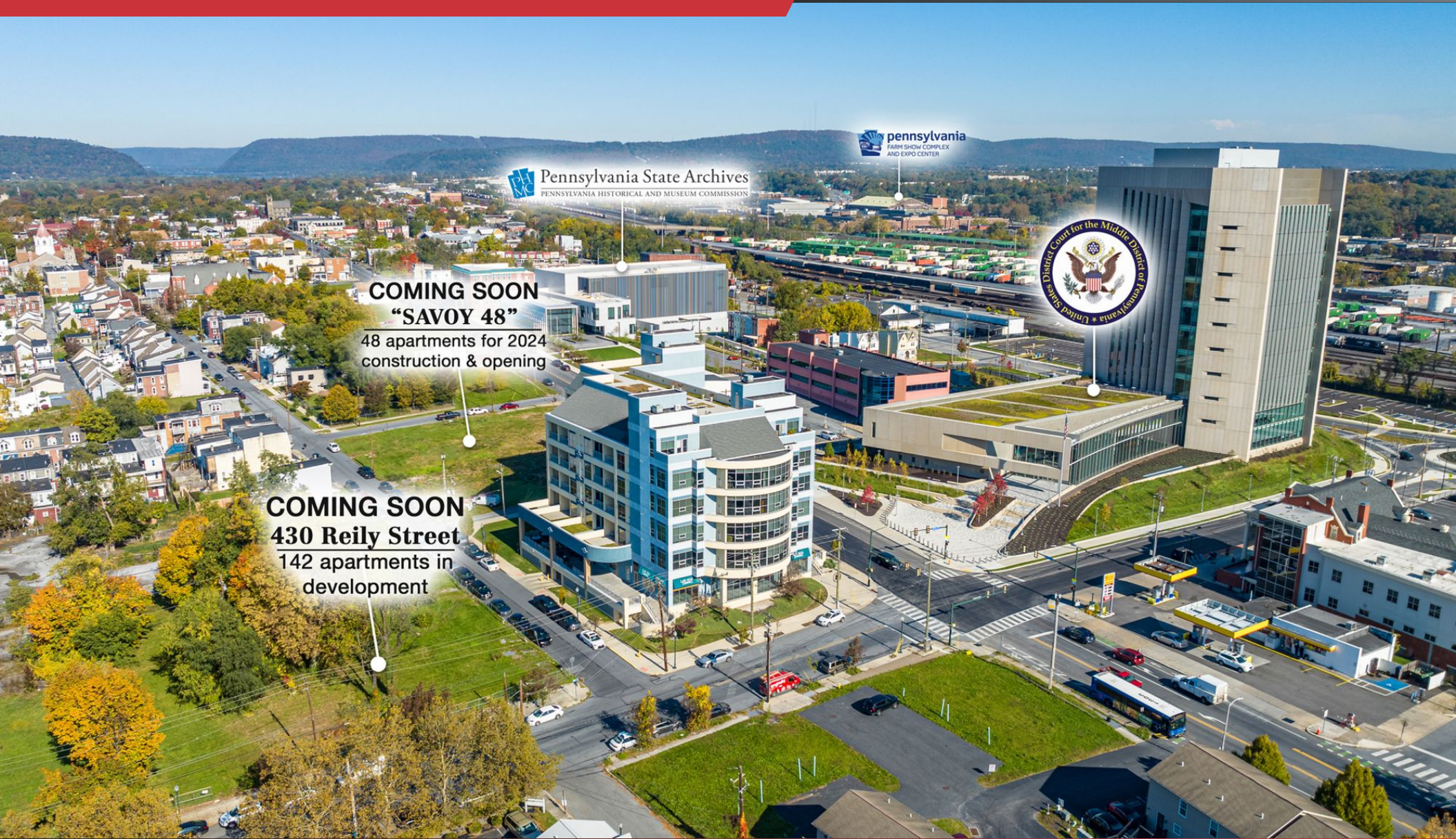


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 **Pennsylvania State Archives**  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

 **pennsylvania**  
FARM SHOW COMPLEX  
AND EXPO CENTER



**COMING SOON**  
**“SAVOY 48”**  
48 apartments for 2024  
construction & opening

**COMING SOON**  
**430 Reily Street**  
142 apartments in  
development

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ADDITIONAL PHOTOS

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PENNSYLVANIA  
STATE CAPITOL

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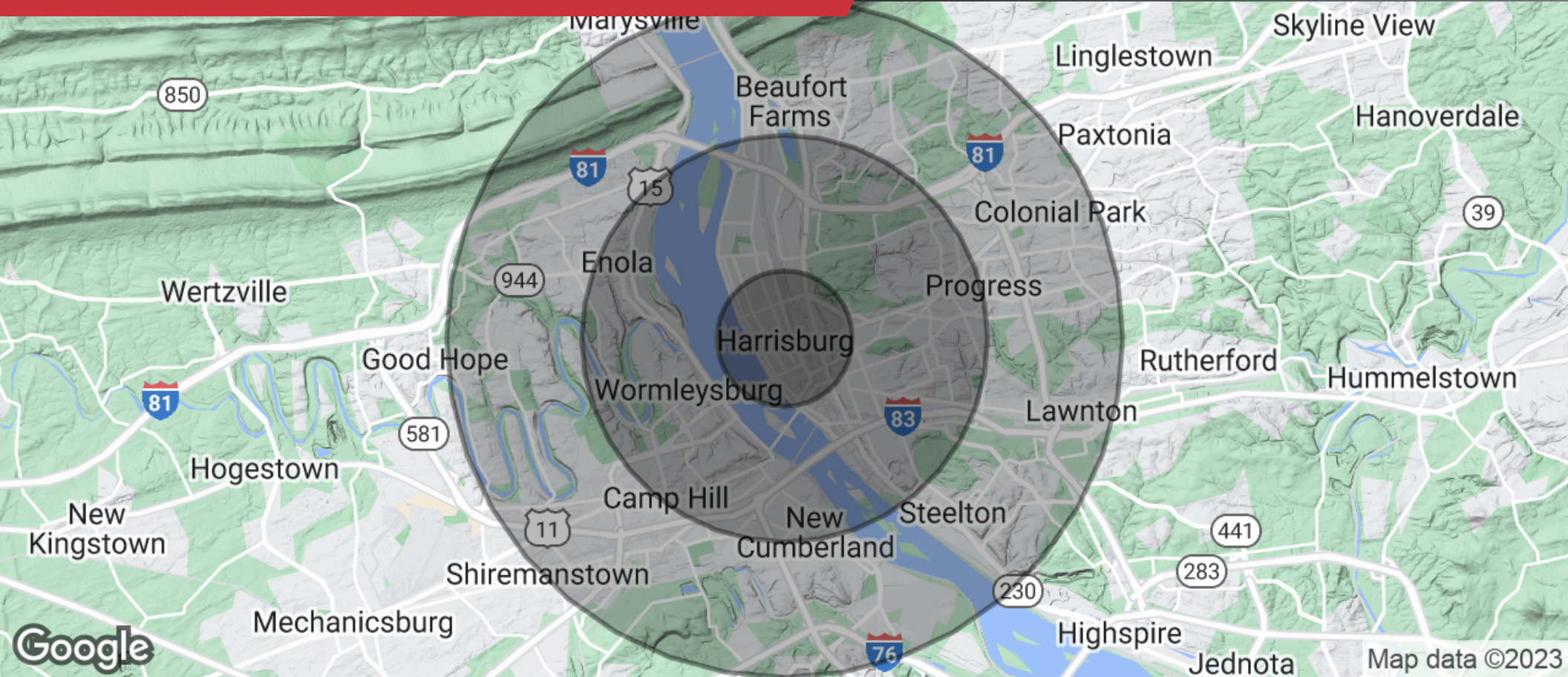
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## DEMOGRAPHICS

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### POPULATION

1 MILE	3 MILES	5 MILES
14,658	92,875	190,430



### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,419	45,098	86,944



### INCOME

1 MILE	3 MILES	5 MILES
\$47,825	\$59,052	\$70,416

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