



1909 N. FRONT STREET

Harrisburg, PA 17102

**CAMPBELL**

Commercial Real Estate, Inc.

PROPERTY DETAILS

LEASE RATE

\$16.00 - \$17.50 / SF

Location Information

Street Address	1909 N. Front Street
City, State, Zip	Harrisburg, PA 17102
County/Township	Dauphin/City of Harrisburg
Parcel Number	11-006-017-000-0000
Lot Size	1.03 +/- Acres
Zoning Classification	RF - Riverfront

Property Details

Property Type	Office
Building Size	58,830 +/- SF
Available SF	5,765 + 14,700 +/- SF
Price/SF	\$16.00 - \$17.50 / SF + Janitorial
Stories	4
Year Built	1983
Lighting	Fluorescent & Recessed
Flooring	Carpet & Tile
Sprinklers	Yes
Elevator	Yes
Additional Features	Second floor suite offers large conference room with built-in projection screen; perimeter offices with glass wall system & great window line; breakroom; 7 HVAC zones
	Potential for reserved parking; Emergency Generator

FOR MORE INFO CONTACT:

**ARTHUR CAMPBELL**

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**JESSICA GASPER**

717.979.5189

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Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Real Estate, Inc. is acting as agent of the Seller/Lessor.

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ADDITIONAL PHOTOS



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LOCATION MAP



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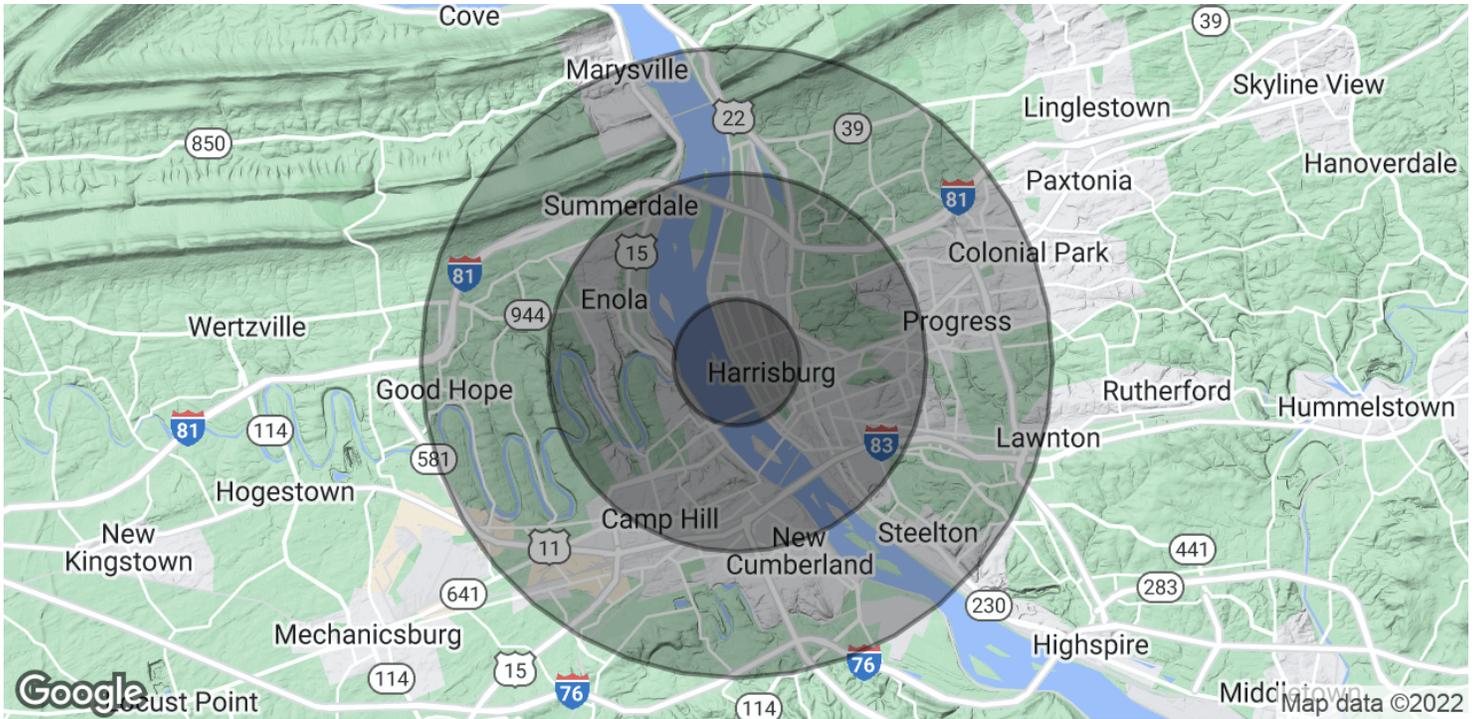
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DEMOGRAPHICS MAP & REPORT



**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	16,485	86,919	192,620
Average age	35.6	35.3	37.7
Average age (Male)	33.6	33.2	35.6
Average age (Female)	38.0	36.7	38.5

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total households	7,428	37,743	80,770
# of persons per HH	2.2	2.3	2.4
Average HH income	\$42,826	\$51,276	\$60,833
Average house value	\$100,044	\$142,097	\$159,284

*\* Demographic data derived from 2020 ACS - US Census*

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