



# Downtown Retail / Office Suites

AVAILABLE FOR LEASE

714 N 3RD STREET, HARRISBURG, PA



## RETAIL | OFFICE SPACE

FOR LEASE



## PROPERTY HIGHLIGHTS

- Versatile right-sized office/retail space across from the PA State Museum and one block from the PA State Capitol Complex and Downtown amenities
- 1,500 SF corner suite can be used as office/retail space with a direct street-level entrance
- Centrally located and easy access to , , and 

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## OFFERING SUMMARY

Available SF for Lease	1,500-3,500 SF
Lease Rate	\$12.95-\$15.00 per SF/yr
Lease Type	Modified Gross Lease
CAM	N/A
Zoning	CN-Commercial Neighborhood
Municipality	City of Harrisburg
County	Dauphin County

## PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present a remarkable opportunity for any business at this prime Downtown location!

Discover a fantastic retail/office suite available for lease, featuring a beautifully finished open office space flooded with natural light from numerous windows. This attractive corner unit offers excellent visibility along North 3rd Street and is conveniently situated across from the PA Capitol Complex and PA State Museum, surrounded by all of the downtown amenities.

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## BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	Single Phase   200 Amp
HVAC	Central
Sprinklers	Yes
Signage	Window

## PROPERTY DETAILS

Number of Buildings	1
Building Size	12,000 SF
Lot Size	0.12
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	1
Parking	Street
Year Built   Renovated	1920   2015

## MARKET DETAILS

Cross Streets	N 3 <sup>rd</sup> St & Forster St
Traffic Count at Intersection	9,422
Municipality	City of Harrisburg
County	Dauphin County
Zoning	CN-Commercial Neighborhood



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### 1<sup>ST</sup> FLOOR CORNER SUITE (1,500 SF)



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
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WORLDWIDE  
REAL ESTATE SERVICES



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LOCATION



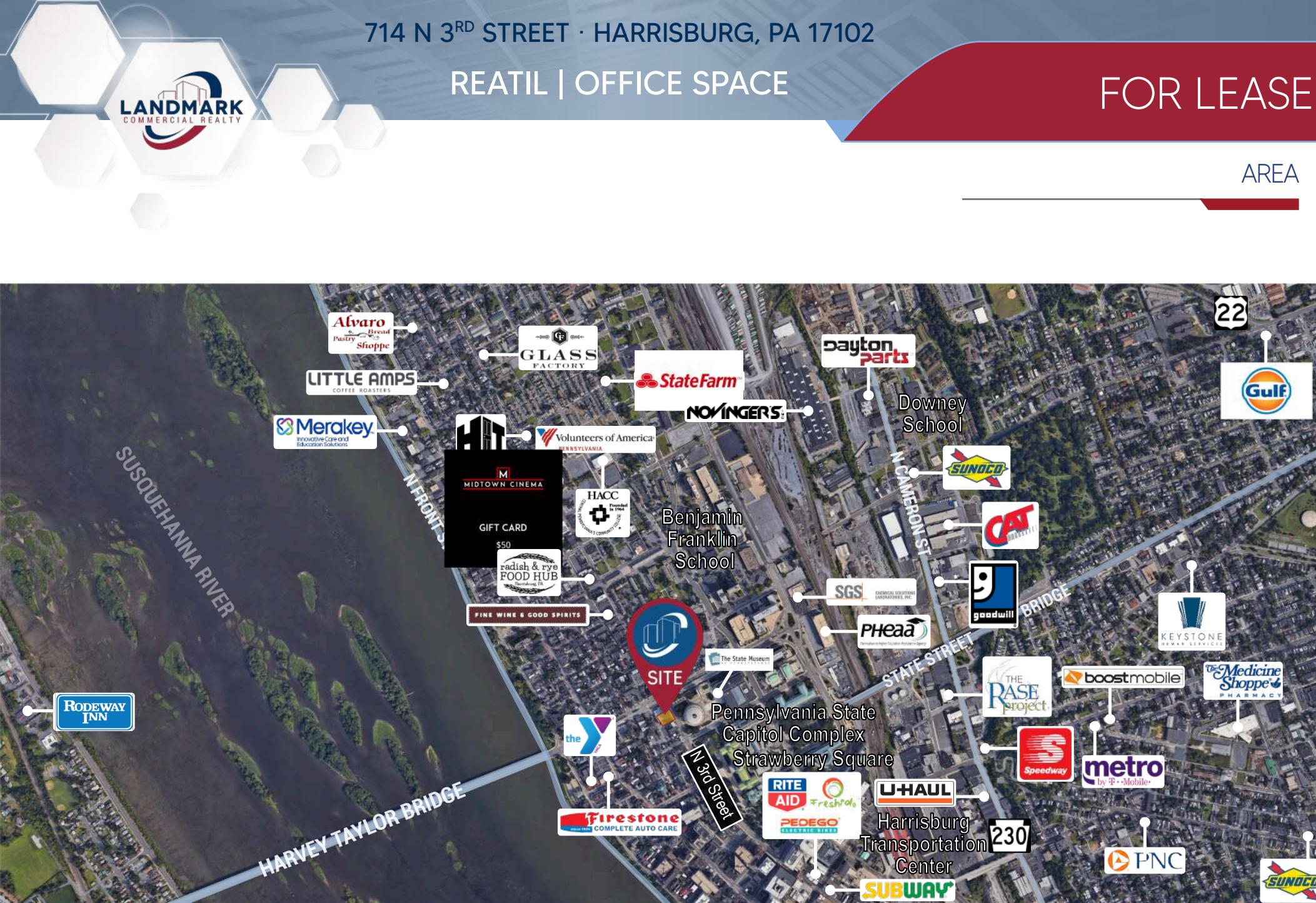
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## DEMOGRAPHICS

## POPULATION

1 MILE	18,144
3 MILE	103,394
5 MILE	206,894

## HOUSEHOLDS

1 MILE	9,036
3 MILE	43,536
5 MILE	85,879

## AVERAGE HOUSEHOLD INCOME

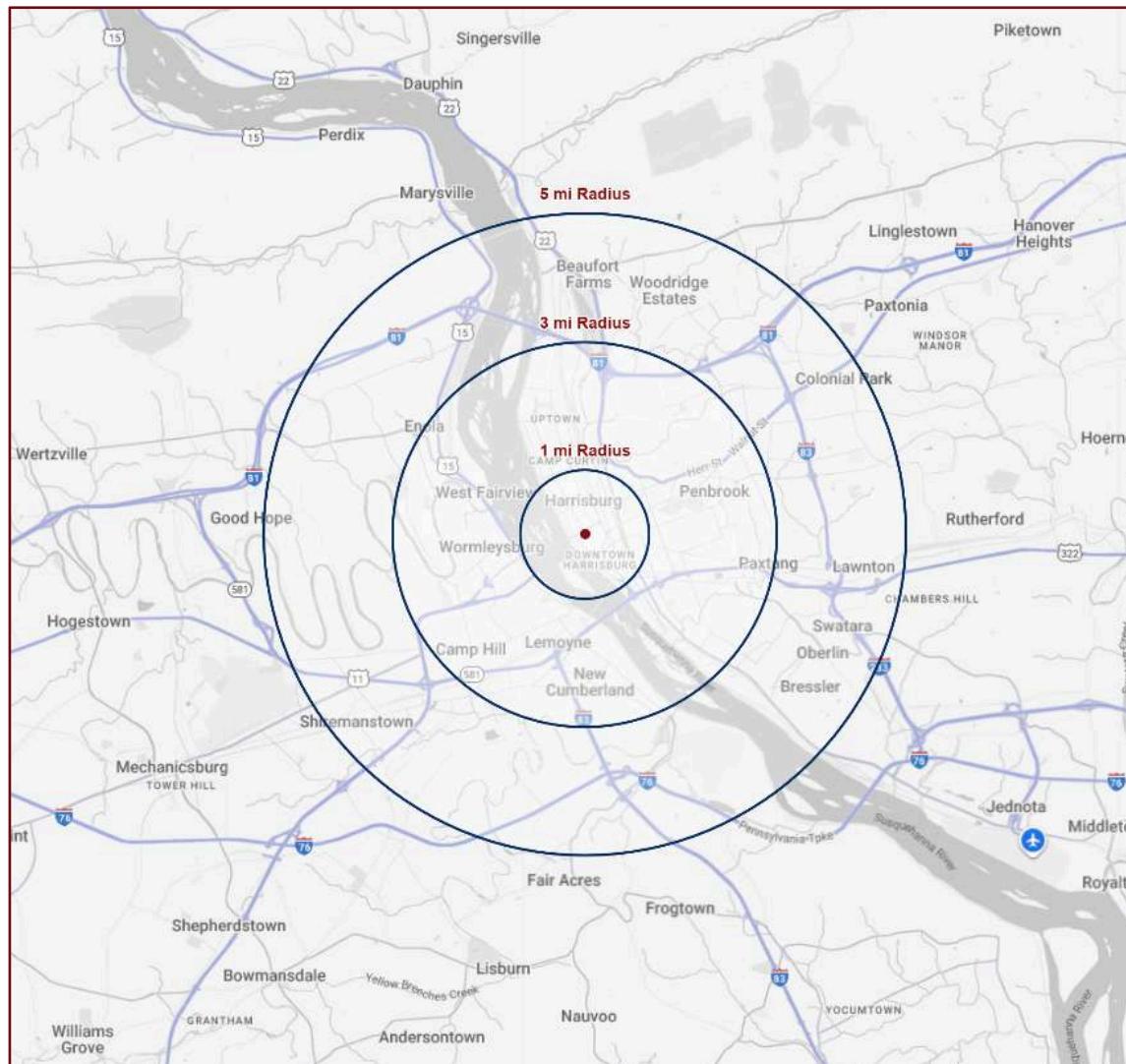
1 MILE	\$72,386
3 MILE	\$86,153
5 MILE	\$99,150

## TOTAL BUSINESSES

1 MILE	1,490
3 MILE	5,157
5 MILE	9,593

## TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	33,933
3 MILE	81,788
5 MILE	138,341





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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 2025

POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
53,268	22,634	\$67,372	32.4	2,504	45,800



PITTSBURGH, PA  
± 203 MILES

STATE COLLEGE, PA  
± 86 MILES

SCRANTON, PA  
± 121 MILES

NEW YORK  
± 171 MILES

PHILADELPHIA, PA  
± 107 MILES

BALTIMORE, MD  
± 79 MILES

WASHINGTON, DC  
± 120 MILES



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