



# *Downtown Retail / Office Suites*

AVAILABLE FOR LEASE

714 N 3RD STREET, HARRISBURG, PA



714 N 3<sup>RD</sup> STREET · HARRISBURG, PA 17102

## RETAIL | OFFICE SPACE

# FOR LEASE



### 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.

### 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  

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
CHELLER@LandmarkCR.com  
C: 717.979.5619

NICK SALLACK  
SENIOR ASSOCIATE  
NSALLACK@LandmarkCR.com  
C: 717.829.4011



LANDMARKCR.COM

714 N 3<sup>RD</sup> STREET · HARRISBURG, PA 17102

## RETAIL | OFFICE SPACE

# FOR LEASE



### 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

### BUILDING SPECIFICATIONS

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

### 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

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
CHELLER@LandmarkCR.com  
C: 717.979.5619

NICK SALLACK  
SENIOR ASSOCIATE  
NSALLACK@LandmarkCR.com  
C: 717.829.4011

LANDMARKCR.COM





714 N 3<sup>RD</sup> STREET · HARRISBURG, PA 17102

RETAIL | OFFICE SPACE

FOR LEASE



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



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
CHELLER@LandmarkCR.com  
C: 717.979.5619

NICK SALLACK  
SENIOR ASSOCIATE  
NSALLACK@LandmarkCR.com  
C: 717.829.4011

LANDMARKCR.COM





714 N 3<sup>RD</sup> STREET · HARRISBURG, PA 17102

RETAIL | OFFICE SPACE

FOR LEASE

LOCATION



LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com  
C : 717.979.5619

NICK SALLACK  
SENIOR ASSOCIATE

NSALLACK@LandmarkCR.com  
C : 717.829.4011

LANDMARKCR.COM

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

4

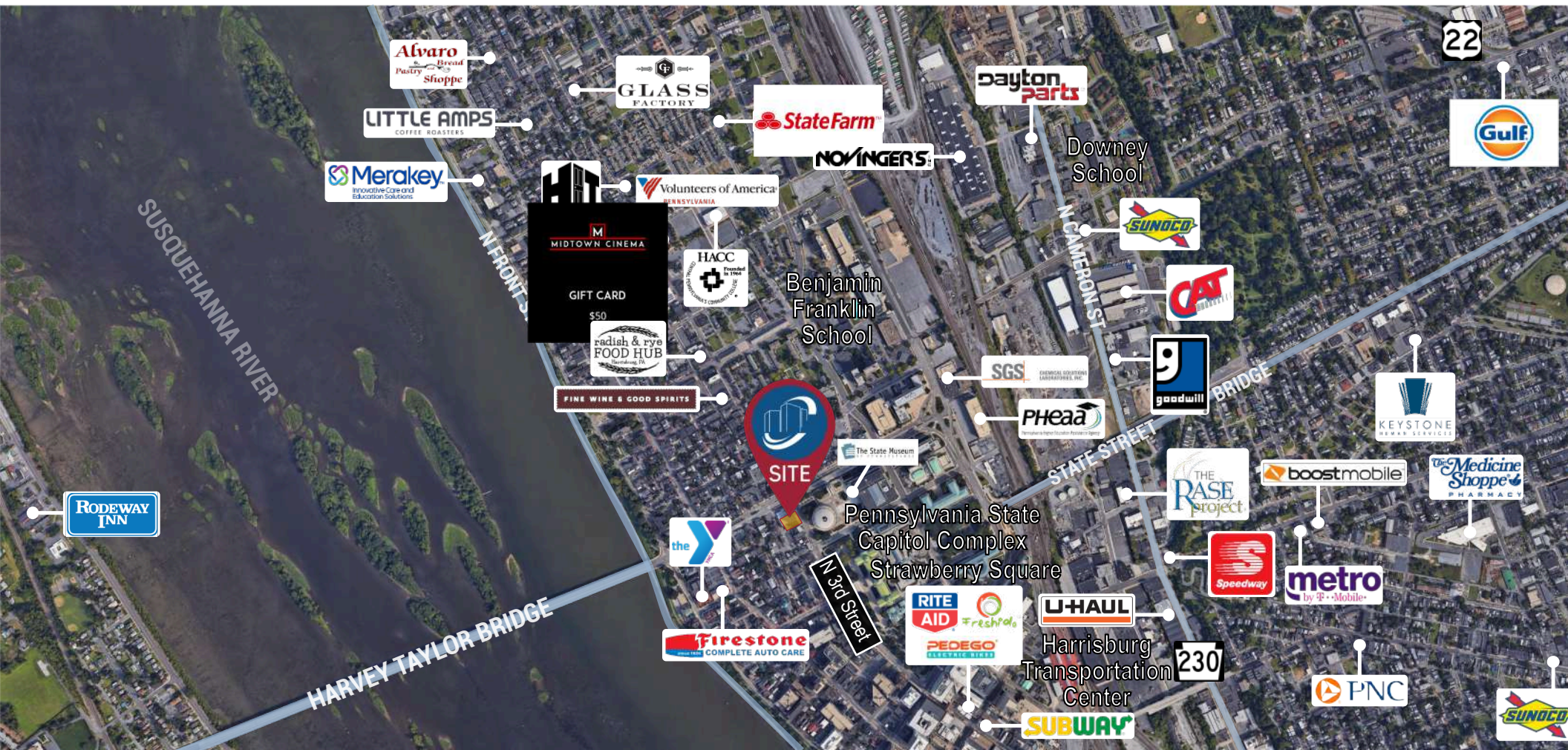


714 N 3<sup>RD</sup> STREET · HARRISBURG, PA 17102

RETAIL | OFFICE SPACE

FOR LEASE

AREA



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
CHELLER@LandmarkCR.com  
C: 717.979.5619

NICK SALLACK  
SENIOR ASSOCIATE  
NSALLACK@LandmarkCR.com  
C: 717.829.4011

LANDMARKCR.COM

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

5



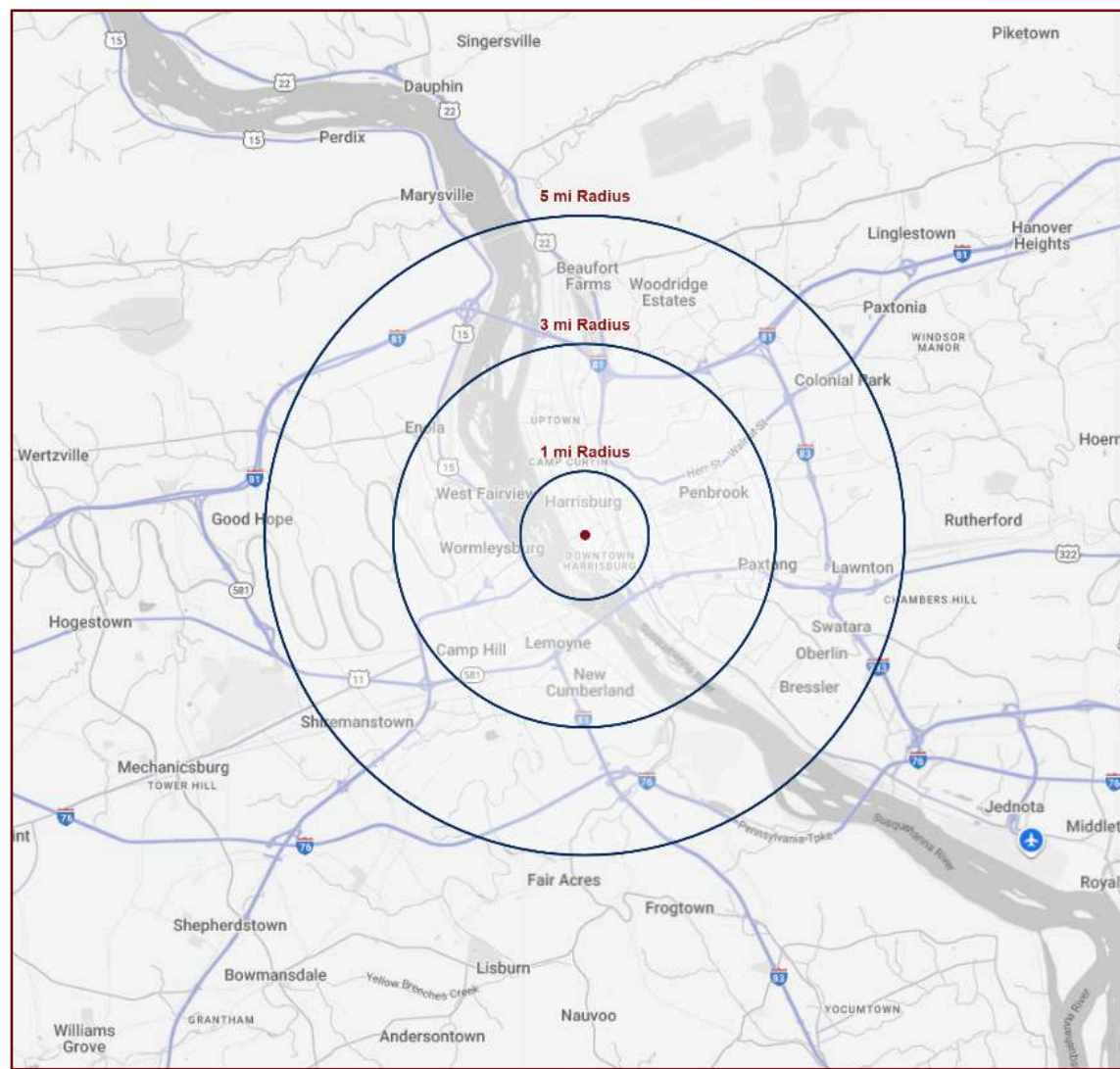
## HOUSEHOLDS

## AVERAGE HOUSEHOLD INCOME

## TOTAL BUSINESSES

## TOTAL EMPLOYEES (DAYTIME POPULATION)

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



714 N 3<sup>RD</sup> STREET · HARRISBURG, PA 17102

RETAIL | OFFICE SPACE

FOR LEASE



## 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

53,268



HOUSEHOLDS

22,634



AVG HH INCOME

\$67,372



MEDIAN AGE

32.4



BUSINESSES

2,504



EMPLOYEES

45,800

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
CHELLER@LandmarkCR.com  
C: 717.979.5619

NICK SALLACK  
SENIOR ASSOCIATE  
NSALLACK@LandmarkCR.com  
C: 717.829.4011

LANDMARKCR.COM

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

7









## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.