


RETAIL PROPERTY
FOR LEASE

1300 STATE STREET
HARRISBURG, PA 17103



Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1300 STATE STREET

PROPERTY DETAILS

FOR LEASE

\$2,200.00 PER MONTH (MG)

OFFERING SUMMARY

Lease Rate	\$2,200.00 per month (MG)
Available SF	1,013 SF
Lot Size	0.05 Acres
Building Size	1,013 SF
Availability	Immediately

PROPERTY SUMMARY

Address	1300 State Street Harrisburg, PA 17103
Municipality	City of Harrisburg
County	Dauphin County
Tax Parcel #	08-021-030
Year Built	1900

PROPERTY HIGHLIGHTS

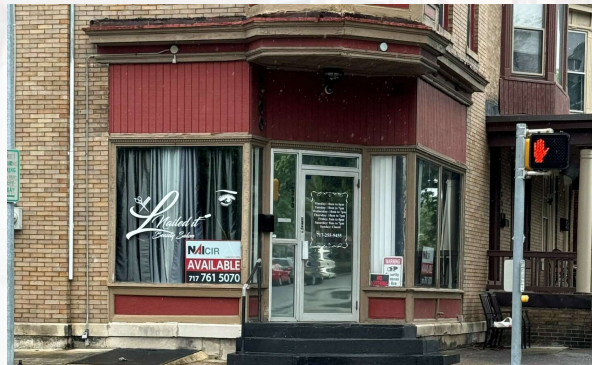
- +/- 1,013 prime retail space for lease in Harrisburg
- Formally a successful salon and spa
- Great visibility along State Street
- Average Daily Traffic: 12,884 VPD on State Street

PROPERTY DESCRIPTION

First floor retail space available for lease. Property offers a traditional store front with rear offices and storage space. Previously operated as a successful salon and spa.

LOCATION DESCRIPTION

Located at the corner of State Street and N. 13th Street. Views of the Capitol Complex as the property is situated at the entrance of the State Street bridge entering Downtown Harrisburg.



BUILDING INFORMATION

Construction	Masonry
# of Floors	Three (3)
Restrooms	One (1)
Electrical Capacity	200 amps
Roof	Rubber
Walls	Drywall
Business ID Sign	Yes

UTILITIES & ZONING

Zoning	Residential Med-Density
Water & Sewer	Public
Electric	200 amps

Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

1300 STATE STREET

ADDITIONAL PHOTOS

FOR LEASE
\$2,200.00 PER MONTH (MG)



Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

1300 STATE STREET

ADDITIONAL PHOTOS

FOR LEASE
\$2,200.00 PER MONTH (MG)



Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

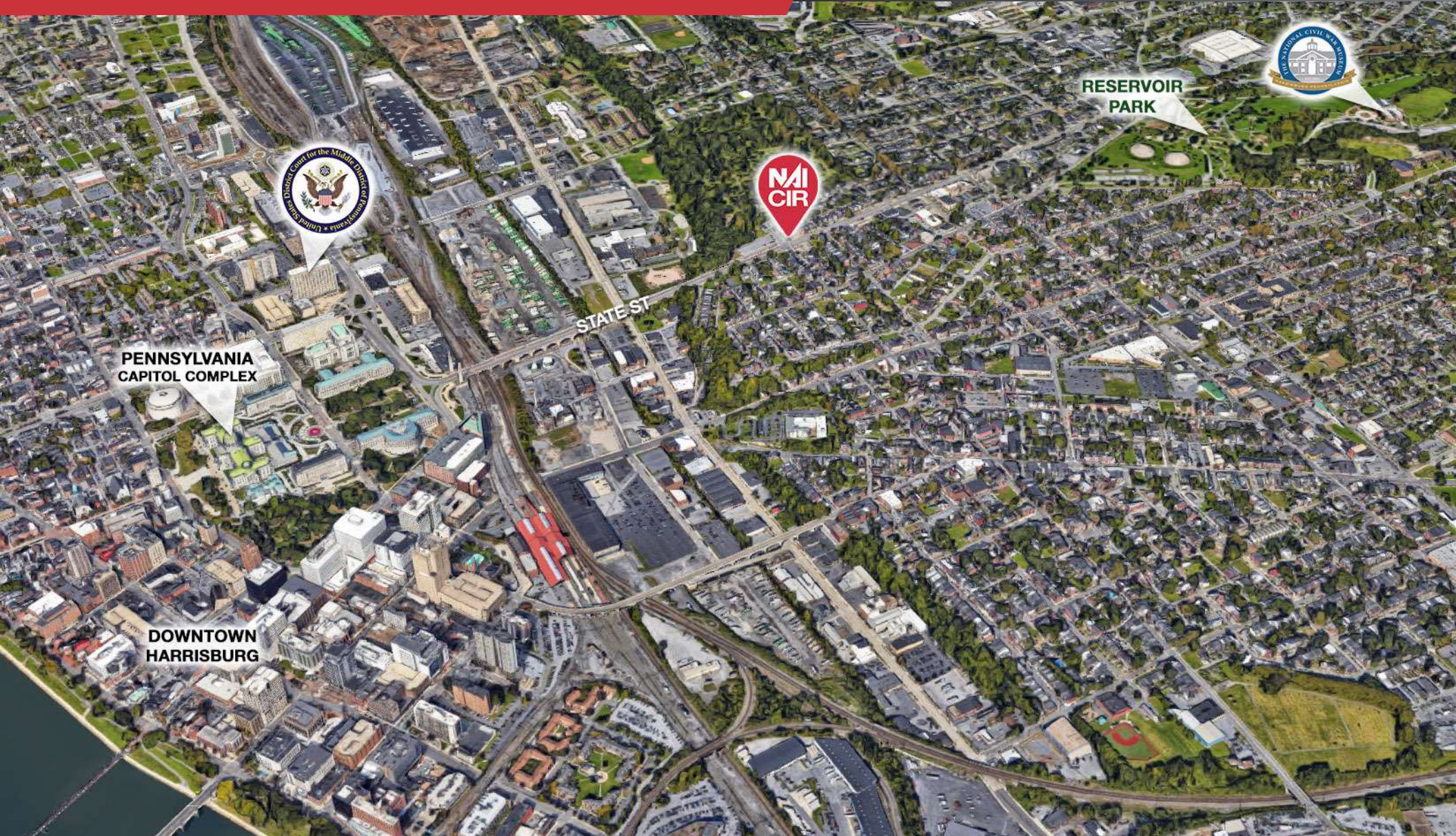
NAICIR

1300 STATE STREET

ADDITIONAL PHOTOS

FOR LEASE

\$2,200.00 PER MONTH (MG)



Amber Corbo

acorbo@naicir.com | 717 761 5070 x185

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



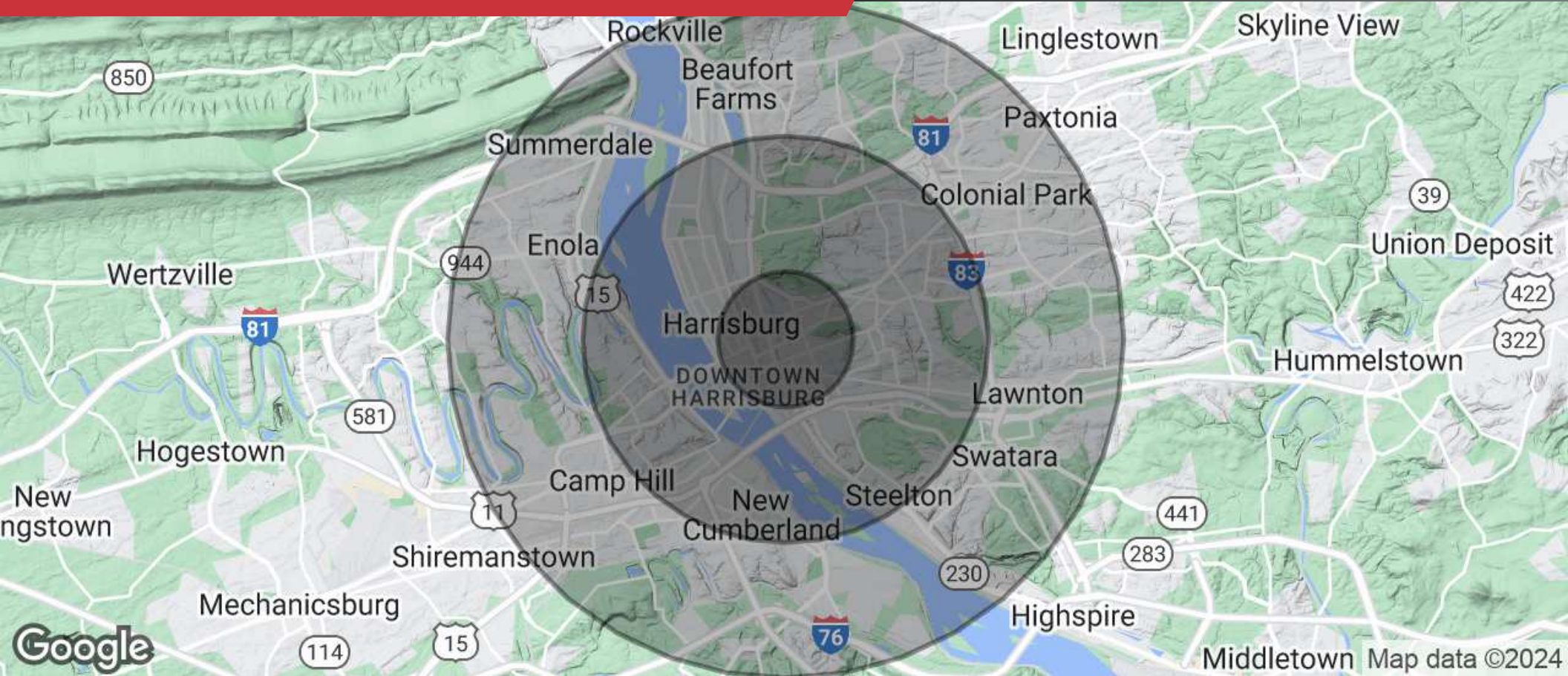
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



1300 STATE STREET

DEMOGRAPHICS

FOR LEASE
\$2,200.00 PER MONTH (MG)



POPULATION

1 MILE	3 MILES	5 MILES
21,771	101,002	203,094

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,916	42,650	83,583

INCOME

1 MILE	3 MILES	5 MILES
\$59,071	\$74,712	\$92,473

Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A