

# 30 N. 3rd Street

Harrisburg, PA 17101

FOR LEASE

± 5,488 SF



30 N. 3rd Street is a captivating, ten story office building situated at the corner of North Third Street and Walnut Street. The building features traffic generating tenants such as Wells Fargo, KPMG, Deloitte, and is surrounded by national brands such as Dunkin, Rite-Aid, CVS, Arooga's, and many others. This high-profile, well positioned site allows for easy access to Amtrak, the State Capital Complex, Temple Harrisburg, and the UPMC Pinnacle Harrisburg Hospital to name a few. With the ever-growing workforce and rising demand for residential in the immediate area, 30 N. 3rd offers a convenient, centralized location in the Downtown Harrisburg market.



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## FLOOR PLAN





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## TRADE AREA

Adding to the stability of the center, 30 North 3rd Street shows a 20-minute drive time demographic of over 274,120 people with household incomes of more than \$76,262 and daytime employment demographics equally as strong with 205,357. The demographics within a 10-mile radius include 380,992 people in 163,922 homes, a labor force of 310,373 with an average household income of \$81,488. The area's growth since 2000 has increased 17.3% with 28,332 new homes.



### POPULATION

3 MILE- 100,675  
5 MILE- 191,730  
7 MILE- 279,793



### EMPLOYEES

3 MILE- 100,342  
5 MILE- 161,026  
7 MILE- 203,263



### AVERAGE HHI

3 MILE- \$ 64,413  
5 MILE- \$70,964  
7 MILE- \$78,298



### HOUSEHOLDS

3 MILE- 43,966  
5 MILE- 83,698  
7 MILE- 121,989



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## DOWNTOWN WORK FORCE APPROXIMATE EMPLOYEES

1	CAPITAL COMPLEX	5,400 EMPLOYEES
2	JUDICIAL CENTER	325 EMPLOYEES
3	FORUM PLACE	1,100 EMPLOYEES
4	PSERS	275 EMPLOYEES
5	STRAWBERRY SQUARE	3,300 EMPLOYEES
6	WHITAKER CENTER	60 EMPLOYEES
7	HILTON	300 EMPLOYEES
8	M&T BANK	350 EMPLOYEES
9	CROWN PLAZA	150 EMPLOYEES
10	PENN NATIONAL	650 EMPLOYEES
11	COUNTY BUILDING	800 EMPLOYEES
12	HOSPITAL COMPLEX	4,000 EMPLOYEES



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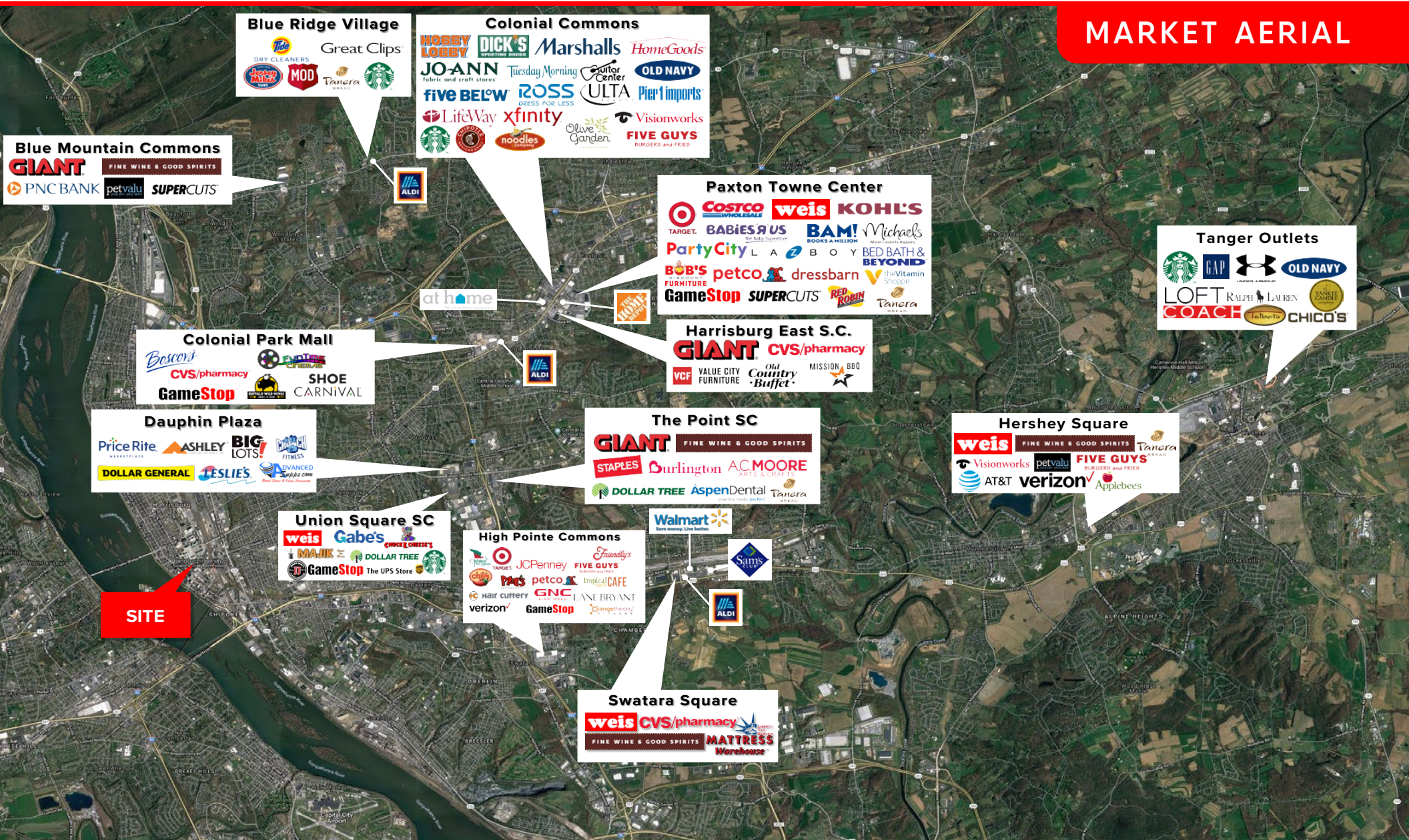
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MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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### Brad Rohrbaugh

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### Chad Stine

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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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REPRESENTATION

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INVESTMENT  
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PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

