

# 30 N. 3RD STREET

HARRISBURG, PA 17101



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.



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BLAKE SHAFFER | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE  
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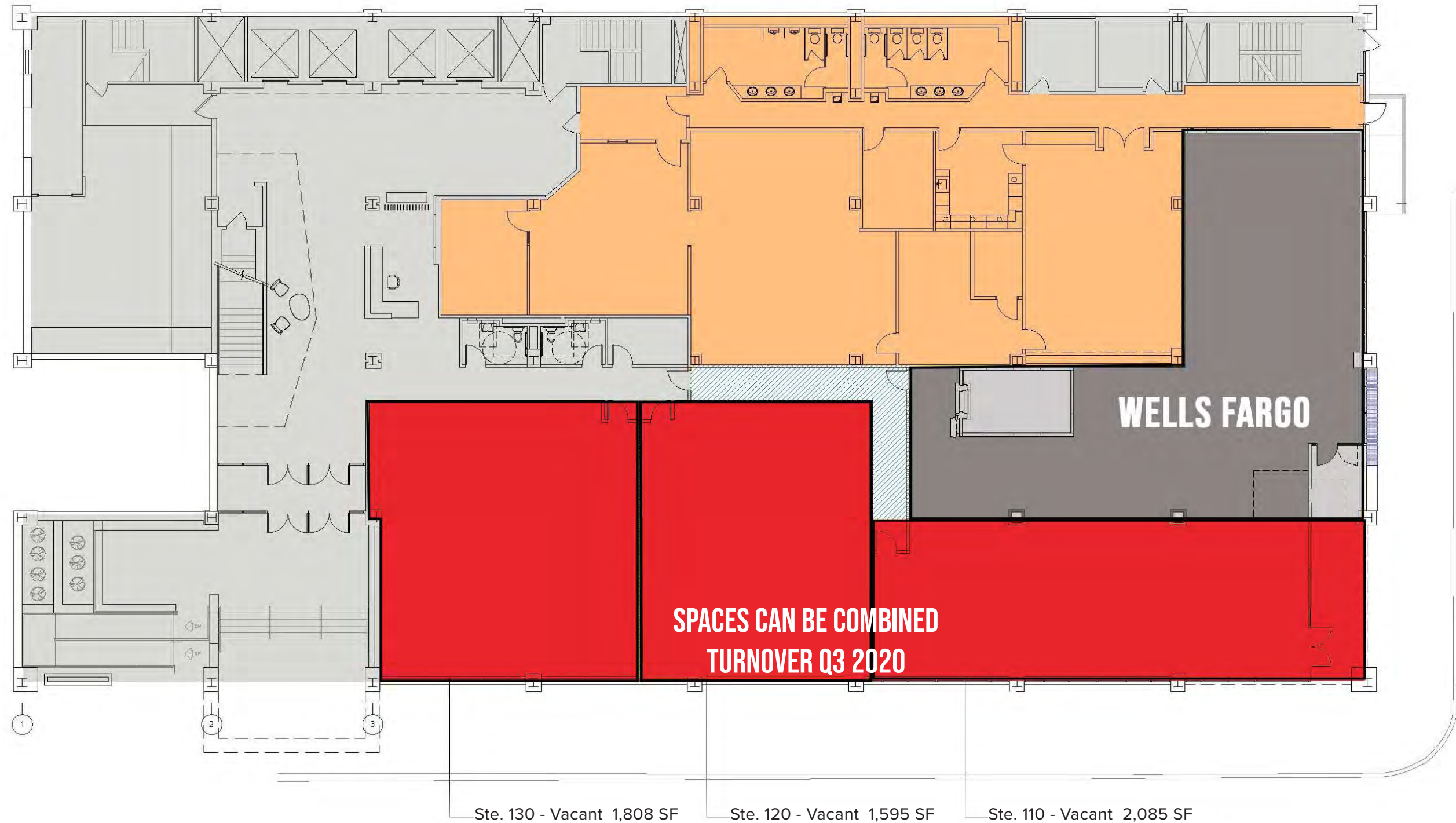
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## FLOOR PLAN



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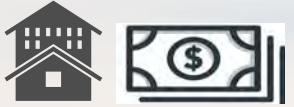


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TRADE AREA

## 3-MINUTE RADIUS DEMOGRAPHICS



**\$44,670**



**5,755**



**44,685**

**HOUSEHOLD INCOME    POPULATION    #OF EMPLOYEES**

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.



## DOWNTOWN WORK FORCE APPROXIMATE EMPLOYEES

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



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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**Bennett Williams**  
RETAIL

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POPULATION		3 MILES - 100,675	EMPLOYEES		3 MILES - 100,342
		5 MILES - 191,730			5 MILES - 161,026
		7 MILES - 279,793			7 MILES - 203,263
AVERAGE HH		3 MILES - \$64,413	HOUSEHOLDS		3 MILES - 43,966
		5 MILES - \$70,964			5 MILES - 83,698
		7 MILES - \$78,298			7 MILES - 121,989

TRAFFIC COUNTS: 3RD STREET: 8,000 VPD | WALNUT STREET: 5,645 VPD

ACTIVE MEMBER OF:  
 RETAIL BROKERS NETWORK

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