

801 SOUTH FRONT STREET

Steelton, PA | 17113

FOR LEASE

± 2,486 SF AVAILABLE | FOR LEASE



PROJECT

801 South Front Street is a 5,491 square foot multi-tenant retail center conveniently located along South Front Street in Steelton, PA. The project will feature one of PA's prominent new medical marijuana dispensaries, RISE. The project fronts the Susquehanna River and is surrounded by dense residential. The project is located directly across from ArcelorMittal Steelton which employs a vast number of workers that live in the neighboring communities.

LOCATION










801 South Front Street is situated along Steelton's most heavily traveled roadway and allows for quick access to major Interstates such as I-76 (Pennsylvania Turnpike) and I-83. The property features two points of access from South Front Street, and one point of access from Hoffer Street. With the property's convenient location and quick drive time to many popular Harrisburg amenities, this makes a great opportunity for any retailer.

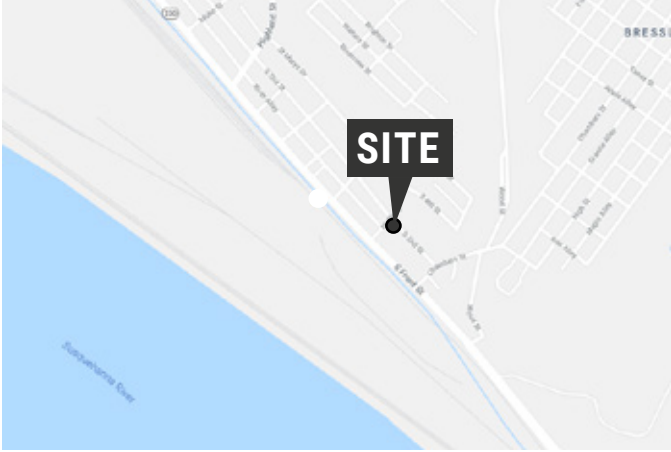
TRADE AREA

Adding to the stability of the project, 801 South Front Street shows a 20-minute drive time demographic of over 474,414 people with household incomes of more than \$84,740 and daytime employment demographics equally as strong with 316,460. The demographics within a 10-mile radius include 382,970 people in 161,724 homes, a labor force of 270,665 with an average household income of \$82,837. The area's growth since 2000 has increased over 14.2% with 23,035 new homes.

NEARBY



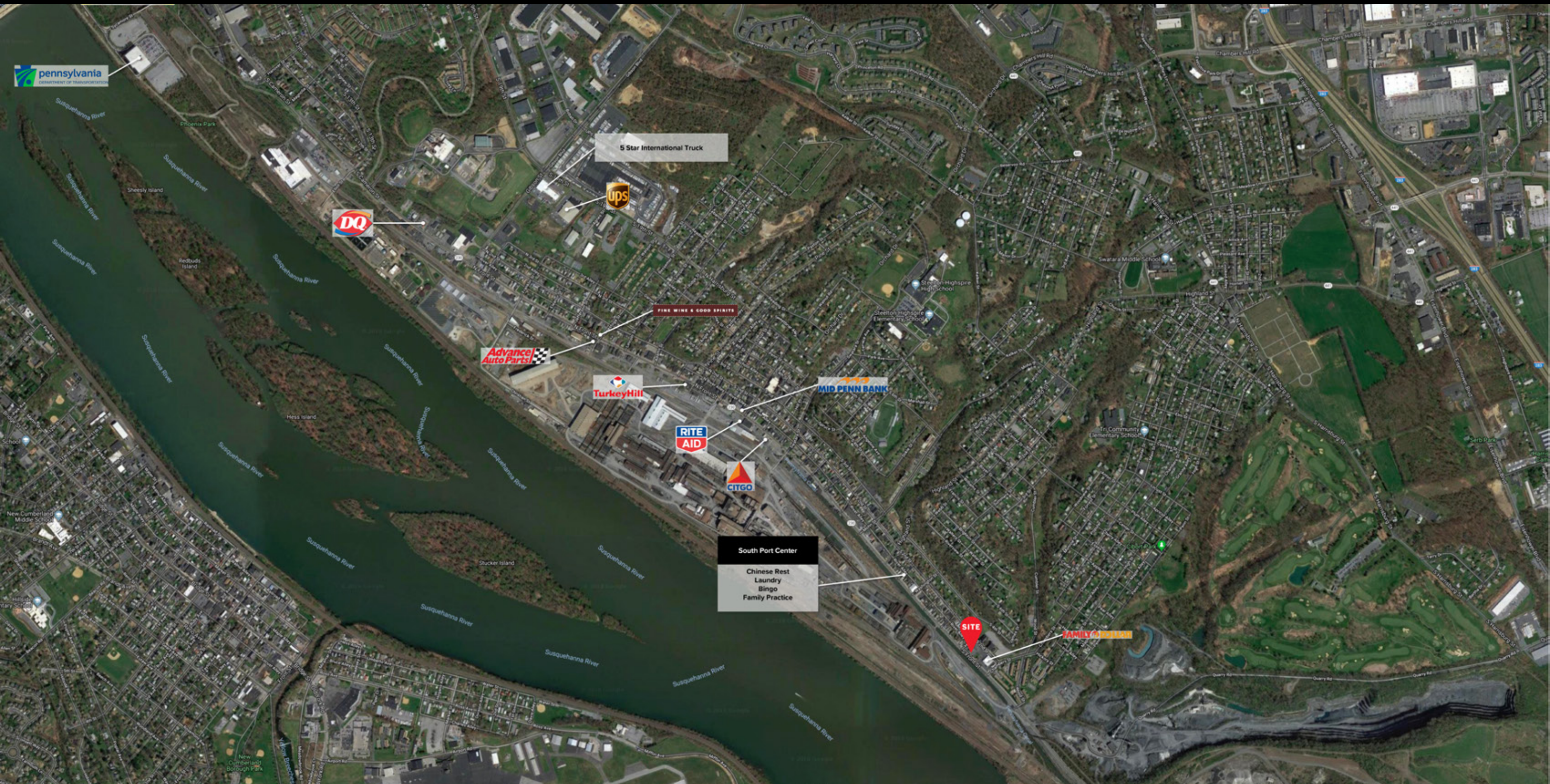
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	47,123	144,271	247,819
 TOTAL EMPLOYEES	37,235	115,735	200,374
 AVERAGE HHI	\$63,268	\$67,747	\$74,790
 TOTAL HOUSEHOLDS	19,381	62,356	105,235
TRAFFIC COUNTS     			
SOUTH FRONT STREET: 12,000 VPD			



801 SOUTH FRONT STREET

Steelton, PA | 17113

FOR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL