

3725 Walnut Street | Harrisburg, PA 17109

± 3,000 SF Retail Space Available

Available For Lease

Property Overview

3725 Walnut Street is a retail property located in Harrisburg, PA. The building is currently 3,000 sf, but could be demised for two smaller tenants, if needed. The site offers pylon signage, ample parking, multiple points of access, and great frontage to Walnut Street.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	88,654	182,227	260,576
TOTAL EMPLOYEES	67,283	133,642	171,132
AVERAGE HHI	\$68,883	\$74,733	\$80,914
TOTAL HOUSEHOLDS	36,766	77,908	109,714

TRAFFIC COUNTS:

Walnut Street - ±35,000 VPD | I-83 - ±90,000 VPD

Walnut St

±35,000 VPD



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
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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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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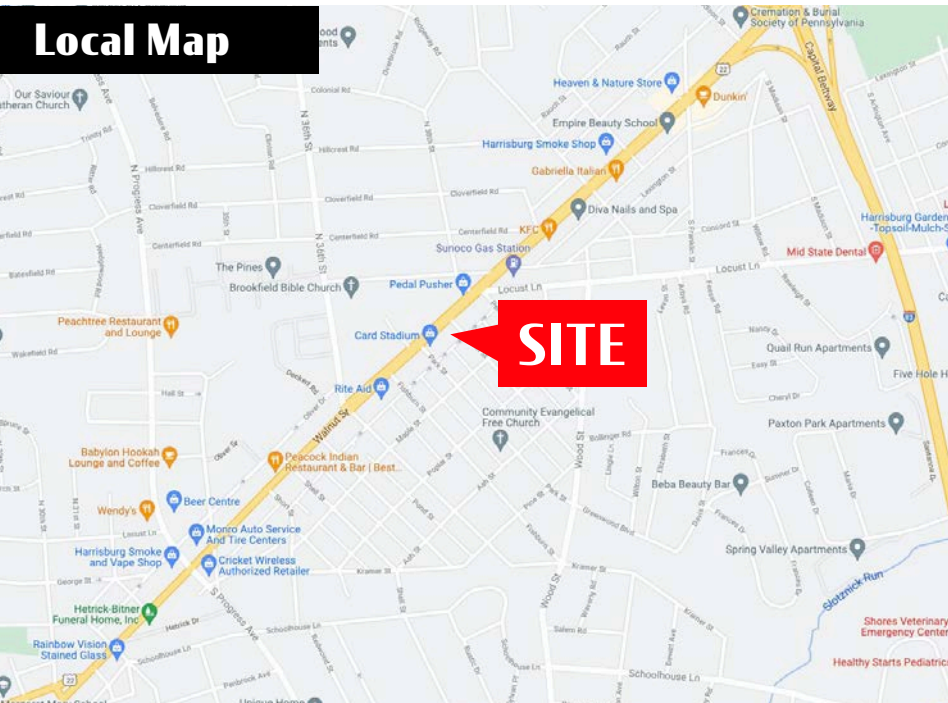
Location

3725 Walnut Street is ideally located under a mile from the I-83 exit. Also, down the street you will find major retail centers like Colonial Park Mall, Colonial Commons, and Paxton Town Center. Walnut Street (Rt 22) is one of the market's main corridor, and the national retailers that draw traffic to this area include Target, AthHome, Costco, Ulta, and Best Buy, just to name a few.

Trade Area

Demographics within a 10-mile radius are strong with 372,827 people and an average household income of \$87,021. Adding to the stability of the area isn't just the residential population, but also the 15,065 businesses and 237,481 employees within that same 10-mile radius.

Local Map



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22

Walnut Street

±35,000 VPD

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MARKET AERIAL



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