

LEASE

±2,483 SF AVAILABLE FOR LEASE
In the ♥ of Harrisburg's Central Business District



17 South 2nd Street is a 2,483 square retail space located on the first floor of the newly renovated Menaker Building with 28 upscale apartment units, at the corner of South 2nd Street and Blackberry Street in the heart of Harrisburg's central business district. The site is within close proximity to UPMC Pinnacle Hospital, Hilton Harrisburg, Crowne Plaza and the new Harrisburg University Health Science Education Center. The property is also located several blocks away from Strawberry Square, Whitaker Center, county courthouse, Amtrak train station and the Capitol complex with an approx. 30,000 person workforce within a five block radius.



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

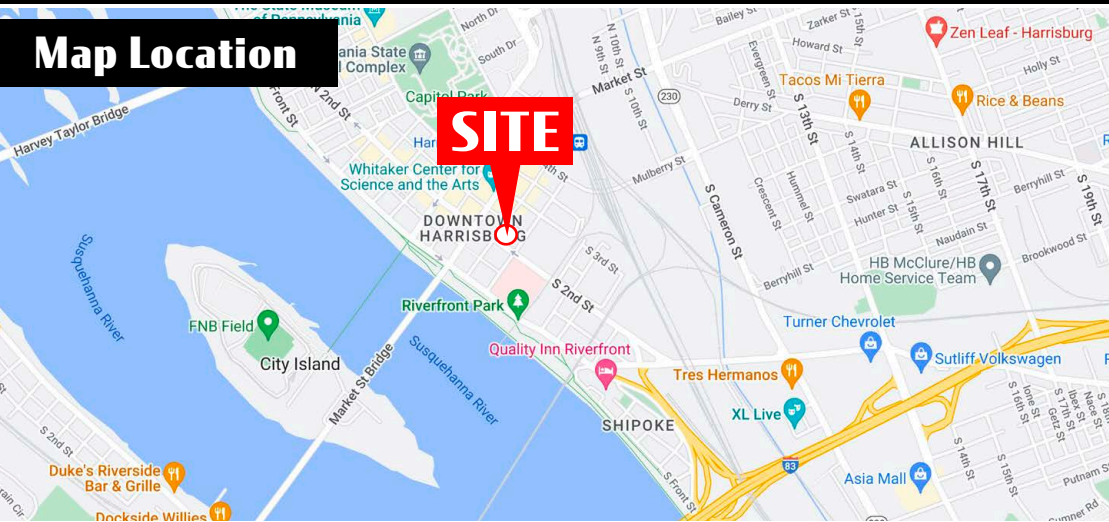


COMMERCIAL BROKERAGE. *Redefined.*

17 South 2nd Street

Harrisburg, PA 17101

Location Overview



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	100,675	191,730	279,793
TOTAL EMPLOYEES	100,342	161,026	203,263
AVERAGE HHI	\$64,413	\$70,964	\$78,298
TOTAL HOUSEHOLDS	43,966	83,698	121,989
TRAFFIC COUNTS: S 2nd Street - 19,513 VPD Chestnut Street - 7,305 VPD			

Overview Photo



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



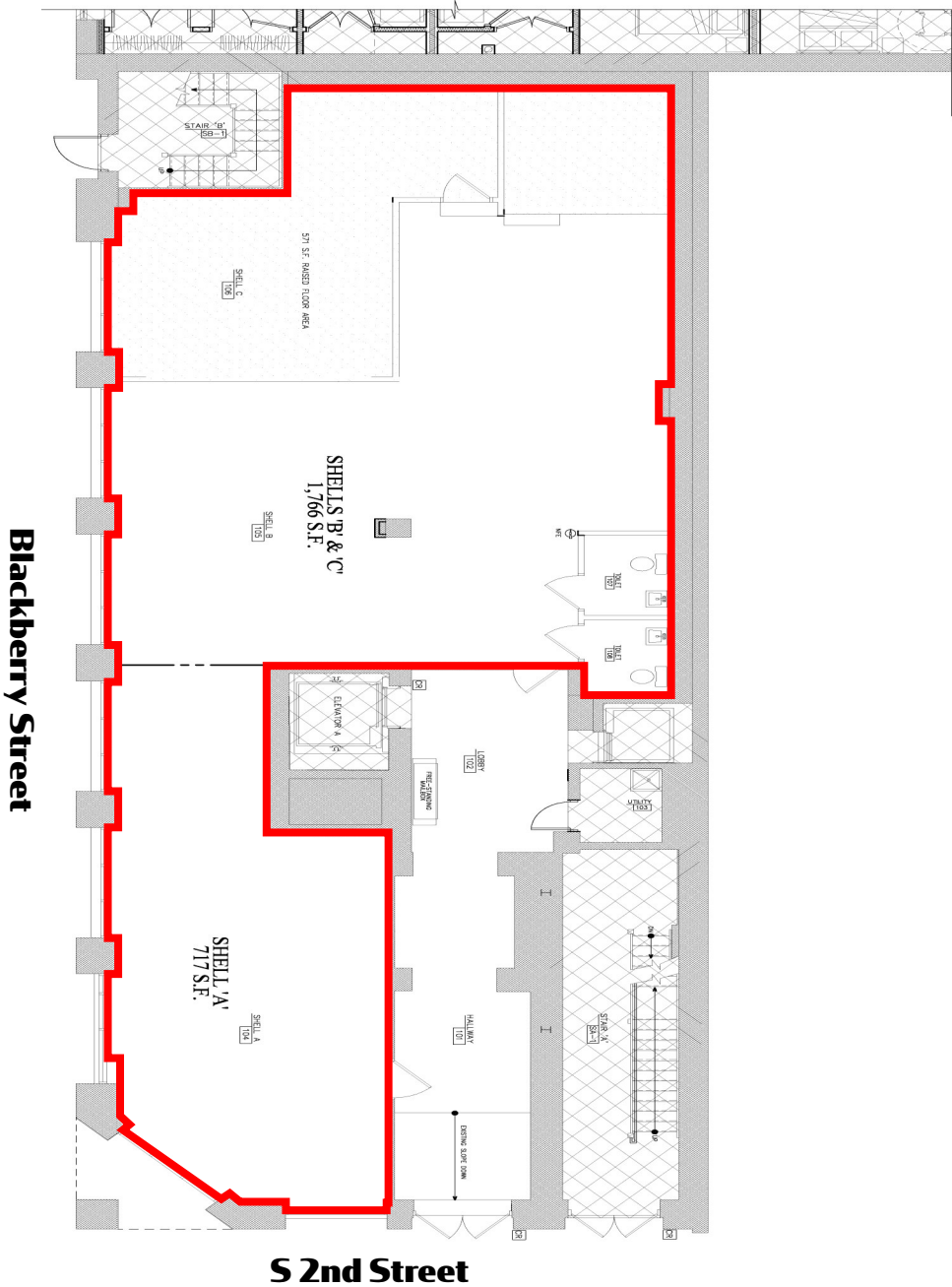
COMMERCIAL BROKERAGE. *Redefined.*



Business / Attraction / Center	# of Employees
1. UPMC Harrisburg	4,000
2. Crowne Plaza Harrisburg-Hershey	99
3. Strawberry Square	3,300
4. Hilton Harrisburg	300
5. Harrisburg Univ. of Science & Technology	84
6. Whitaker Center	25
7. Pennsylvania State Capitol Complex	5,400
8. Pennsylvania Judicial Center	325
9. The State Museum of Pennsylvania	244
10. Broad Street Market (40+ Vendors)	<25
11. Susquehanna Art Museum	32
12. FNB Field - Harrisburg Senators	100
13. City Island	-

CITY ISLAND
 City Island is a tourist destination which is home to numerous businesses, including the Harrisburg Senators Baseball Stadium, the Penn Football Club (previously the City Islanders), the Pride of the Susquehanna Riverboat, Cafe Huey, South Mountain Carriage Company, Water Golf miniature golf, City Island Railroad, and many free parks, playgrounds, and fields.

GROUND FLOOR RETAIL SPACE
±2,483 SF Available For Lease



MARKET AERIAL

Blue Mountain Commons
GIANT FINE WINE & GOOD SPIRITS petvalu
PNC BANK SUPERCUTS verizon

Blue Ridge Village
TJ Maxx
Great Clips
MOD
CVS/pharmacy

Colonial Commons
Hobby Lobby
Dick's Sporting Goods
Marshalls
HomeGoods
JO-ANN
Tuesday Morning
Five Below
ROSS
LifeWay
xfinity
Starbucks
noodles
Olive Garden
FIVE GUYS

Paxton Towne Center
Target
Costco
Weis
Kohl's
Party City
BAM! Books & Millions
petco
BED BATH & BEYOND
GameStop
Patient First

Colonial Park Mall
Boscov's
SHOE CARNIVAL
CVS/pharmacy
GameStop

Harrisburg East S.C.
GIANT FINE WINE & GOOD SPIRITS
CVS/pharmacy
VFC VALUE CITY FURNITURE
Old Country Buffet

Dauphin Plaza
Price Rite
Ashley Furniture
BIG LOTS
CRACK
Leslie's Pool Supplies
DOLLAR GENERAL
SUBWAY
metroPCS
SALLY BEAUTY
HAR BLOCK

The Point SC
GIANT FINE WINE & GOOD SPIRITS
Staples
Durlington
BARGAIN OUTLET
DOLLAR TREE
Aspen Dental
infinite's

SITE

Union Square SC
weis
Gabe's
Advance Auto Parts
MAJIK
DOLLAR TREE
GameStop
The UPS Store

Walmart
ALDI
sam's club

High Pointe Commons
Target
JCPenney
petco
chili's
GNC
tropical CAFE
H&M CUMERY
LANE BRYANT
verizon
GameStop
orange theory

Swatara Square
GIANT FINE WINE & GOOD SPIRITS
CVS/pharmacy
MATTRESS Warehouse
JoJo's Mitten



DAUPHIN COUNTY OVERVIEW

Dauphin County's strategic location has been important throughout its rich history. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Harrisburg, the Capital City, is the urban nucleus of Dauphin County. It is the region's cultural, business and government center. The city has been the county seat since 1785 and Pennsylvania's capital since 1812.

DAUPHIN COUNTY STATS



POPULATION
278,299



MEDIAN HH INCOME
\$60,733



OF EMPLOYEES
141,549



MEDIAN AGE
39.6

TOP EMPLOYERS IN DAUPHIN COUNTY

1. State Government
2. Milton S Hershey Medical Center
3. The Hershey Company
4. Hershey Entertainment & Resorts Co
5. UPMC Pinnacle Hospitals
6. Federal Government
7. Pennsylvania State University
8. PHEAA
9. United Parcel Service Inc
10. TE Connectivity Corporation



PennState Health
Milton S. Hershey Medical Center



PennState



CUMBERLAND COUNTY OVERVIEW

Cumberland Valley's proximity to major east coast markets and regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers and customers.

The County, located within the Cumberland Valley region of South Central Pennsylvania, has connections via Interstate 81, I-83, I-76 and US 11/15.

Cumberland Valley is also within a two-to-three hour drive of every major city on the Northeast Corridor. The close proximity to the state capital of Harrisburg offers many nearby amenities including the transportation hubs of the Harrisburg International Airport and Amtrak.

CUMBERLAND COUNTY STATS



POPULATION
249,328



MEDIAN HH INCOME
\$71,269



OF EMPLOYEES
127,941



MEDIAN AGE
40.6

TOP EMPLOYERS IN CUMBERLAND COUNTY

1. Federal Government
2. Giant Food Stores LLC
3. State Government
4. Amazon.com Services Inc
5. Chewy Inc
6. Penn State Health Holy Spirit Medical Center
7. Select Employment Services Inc
8. Cumberland Valley School District
9. Highmark Inc
10. Wal-Mart Associates Inc



ACCOLADES & COUNTY AWARDS

- ➡ Harrisburg-Carlisle area ranked top 10 Best Places for Millennial Homebuyers. (July 2019)
- ➡ Cumberland County ranked 4th most prosperous county in PA. (March 2019)
- ➡ Mechanicsburg ranks #4 in the state for Best Places to Retire. (October 2019)
- ➡ Cumberland Among Top Counties in Pennsylvania for Mortgage Approval. (Sept 2015)