

LEASE

±605-10,260 SF AVAILABLE FOR LEASE

In the ♥ of Harrisburg's Central Business District



Restaurant / Retail Space

31 South 3rd Street

Harrisburg, PA 17101

31 South Third Street is a 605 - 10,260 square foot restaurant / retail space located at the corner of South Third Street and Chestnut Street in the heart of Harrisburg's central business district. The property is located one block away from Strawberry Square and directly across the street from the new Harrisburg University Health Science Education Center. In addition, the site is within close proximity to UPMC Hospital, Hilton Harrisburg, Crowne Plaza, Whitaker Center, county and federal courthouses & Amtrak train station. The Capitol Complex is 3 blocks away from the site with an approx. 30,000 person workforce within a five block radius as of 2019.



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

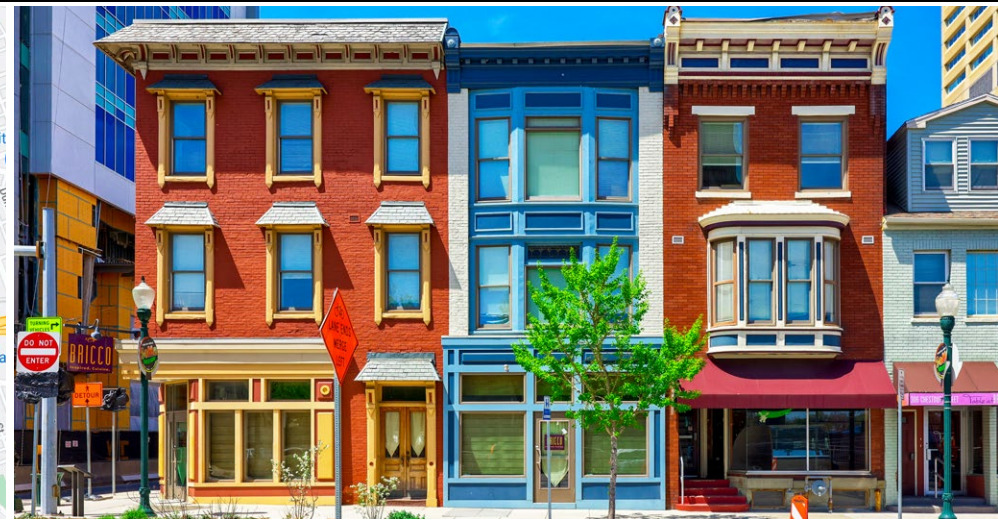
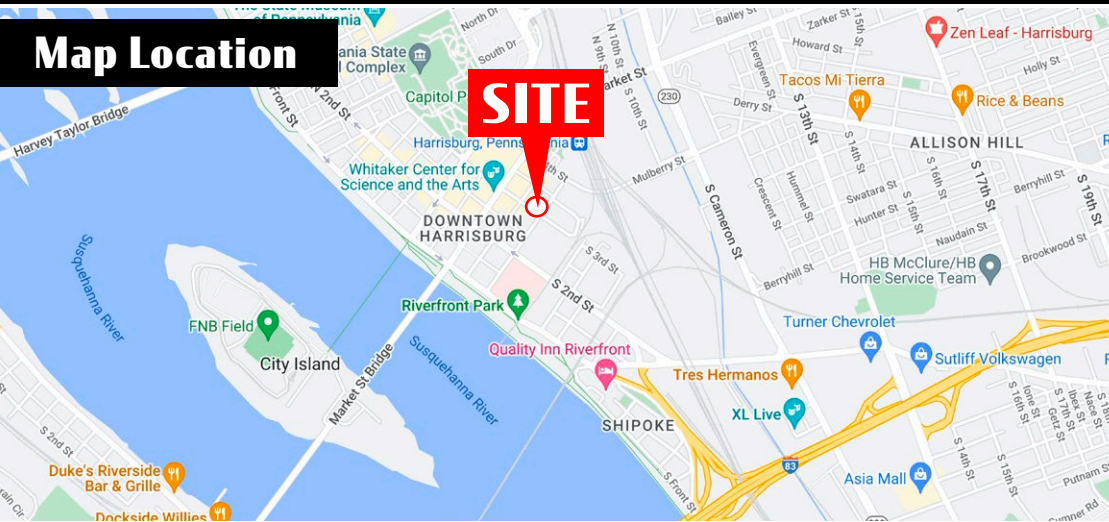


COMMERCIAL BROKERAGE. *Redefined.*

31 South 3rd Street Harrisburg, PA 17101

Location Overview

Map Location



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: 3rd Street - 8,000 VPD | Chestnut Street - 5,645 VPD

Overview Photo



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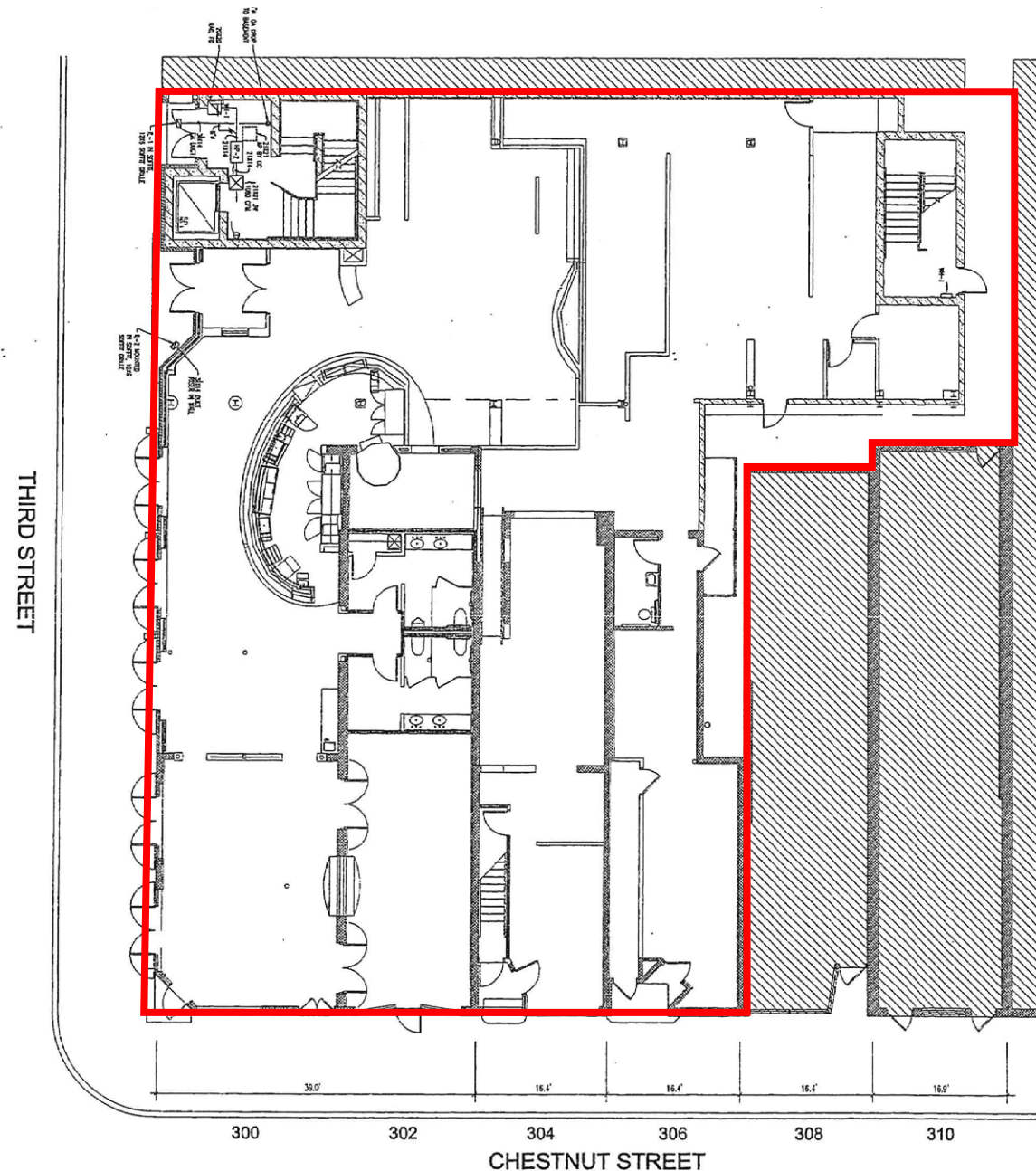


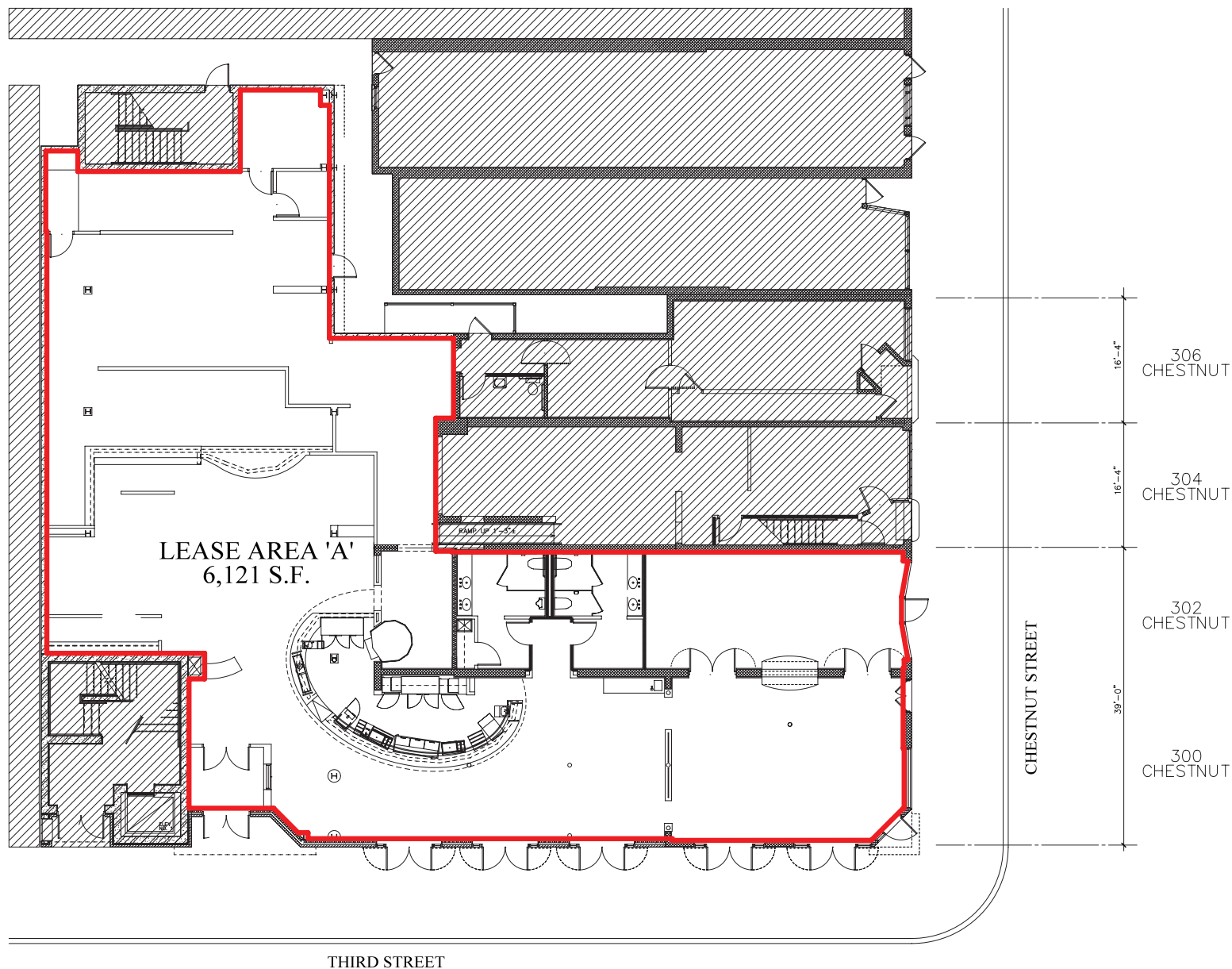
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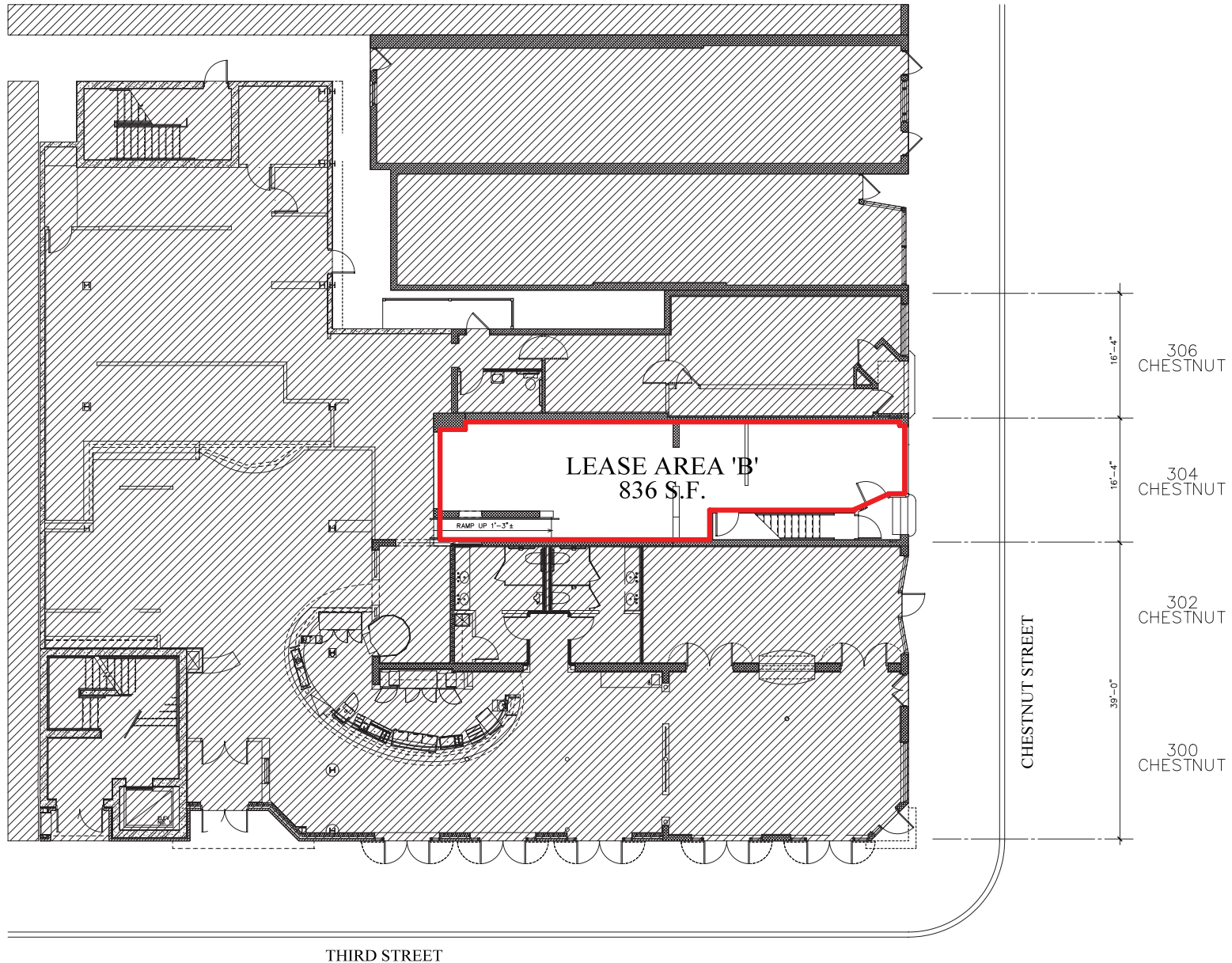


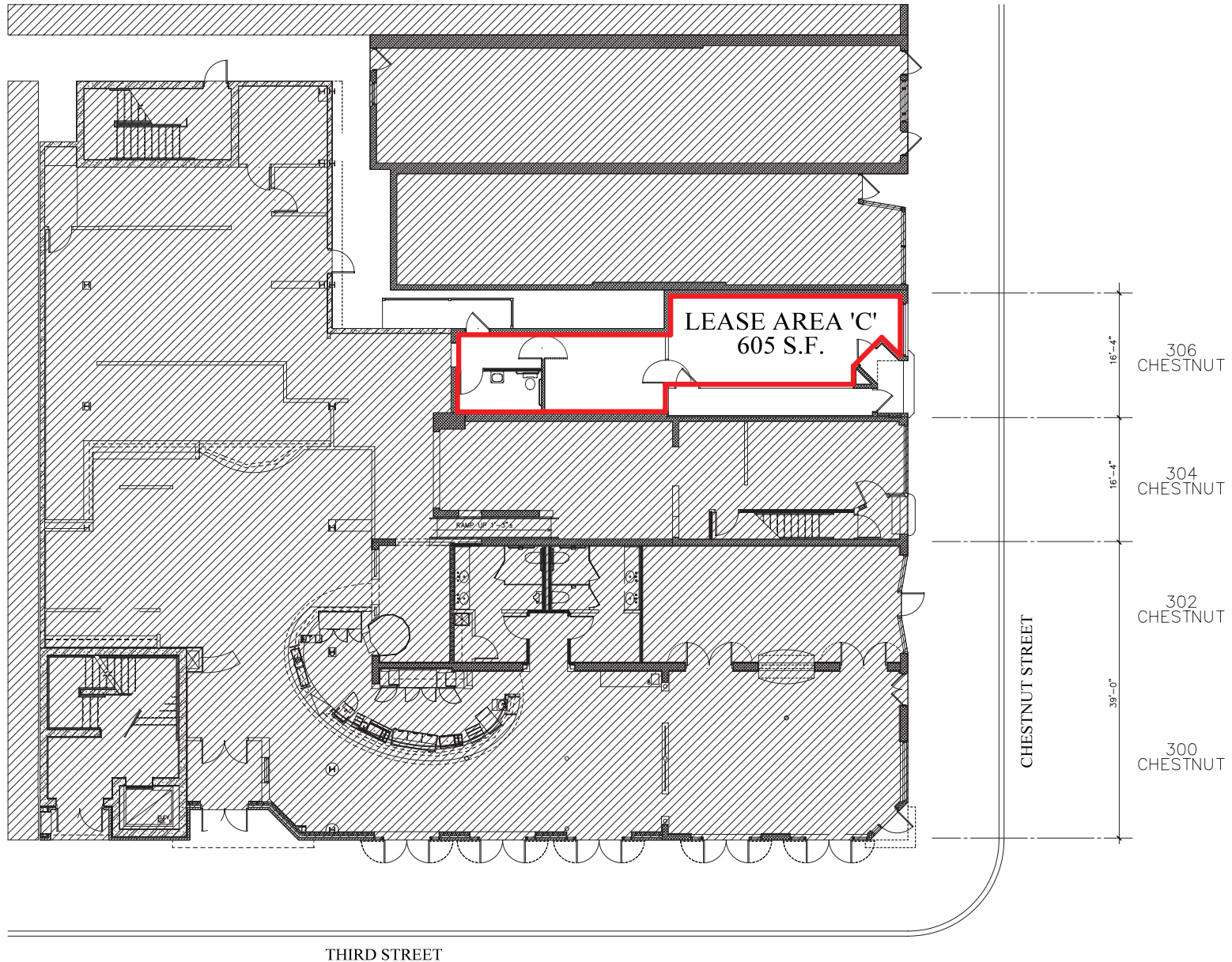
City Island is a tourist destination which is home to numerous businesses, including the Harrisburg Senators Baseball Stadium, the Penn Football Club (previously the City Islanders), the Pride of the Susquehanna Riverboat, Cafe Huey, South Mountain Carriage Company, Water Golf miniature golf, City Island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

GROUND FLOOR RESTAURANT / RETAIL SPACE
±605 - 10,260 SF (Divisible) Available For Lease









MARKET AERIAL

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

Blue Ridge Village
 Tidy Cleaners MOD STARBUCKS Panera
 Great Clips CVS/pharmacy

Colonial Commons
 HOBBY LOBBY DICK'S MARSHALL'S HomeGoods
 JO-ANN Tuesday Morning Center OLD NAVY
 FIVE BELOW ROSS ULTA DAVID'S
 LifeWay xfinity Visionworks
 Starbucks noddles Olive Garden FIVE GUYS

Paxton Towne Center
 Target Costco Weis KOHL'S
 Party City BAM! Michaels
 LA Z BOY petco BED BATH & BEYOND
 BOB'S FURNITURE the Vitamin Shoppe GameStop
 SUPER CUTS RED ROBIN Patient First Panera

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

Harrisburg East S.C.
GIANT CVS/pharmacy
 Value City Furniture Old Country Buffet MISSION BBQ

Dauphin Plaza
 PriceRite ASHLEY BIG LOTS! CRACK
 LESLIE'S DOLLAR GENERAL SUBWAY
 metro PCS SALLY BEAUTY HAR BLOCK

The Point SC
GIANT FINE WINE & GOOD SPIRITS Panera
 Staples Burlington BARGAIN OUTLET
 DOLLAR TREE AspenDental infinito'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 Friendly's FIVE GUYS
 Chili's Mac's GNC tropical CAFE
 H&M CUMMINS LANE BRYANT
 verizon GameStop change theory

Swatara Square
GIANT CVS/pharmacy Starbucks
 FINE WINE & GOOD SPIRITS MATTRESS Warehouse JoJo Meehan



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)

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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