

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.



**BW** COMMERCIAL | BLAKE SHAFFER | CALE BRUSO | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

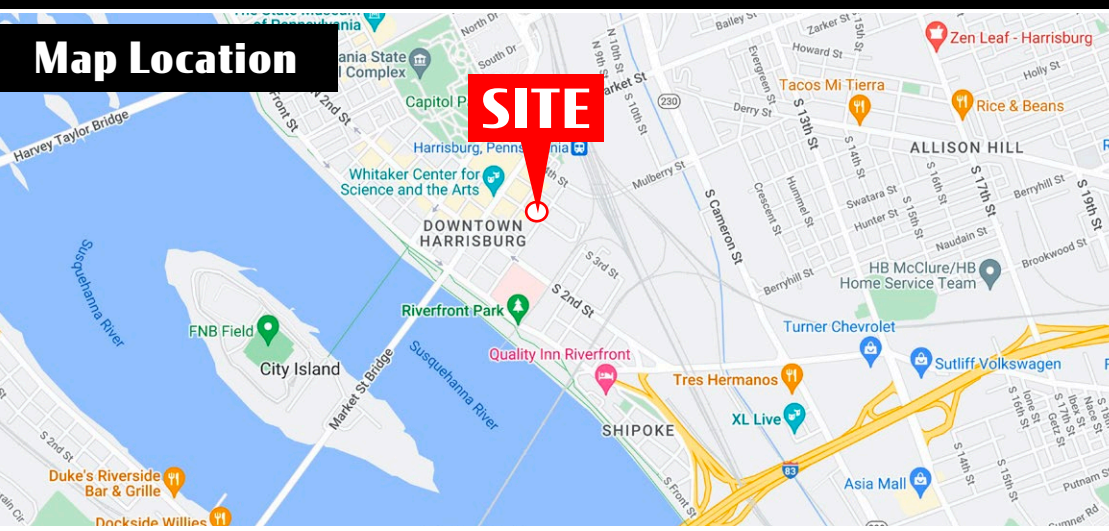
ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# 31 South 3rd Street Harrisburg, PA 17101

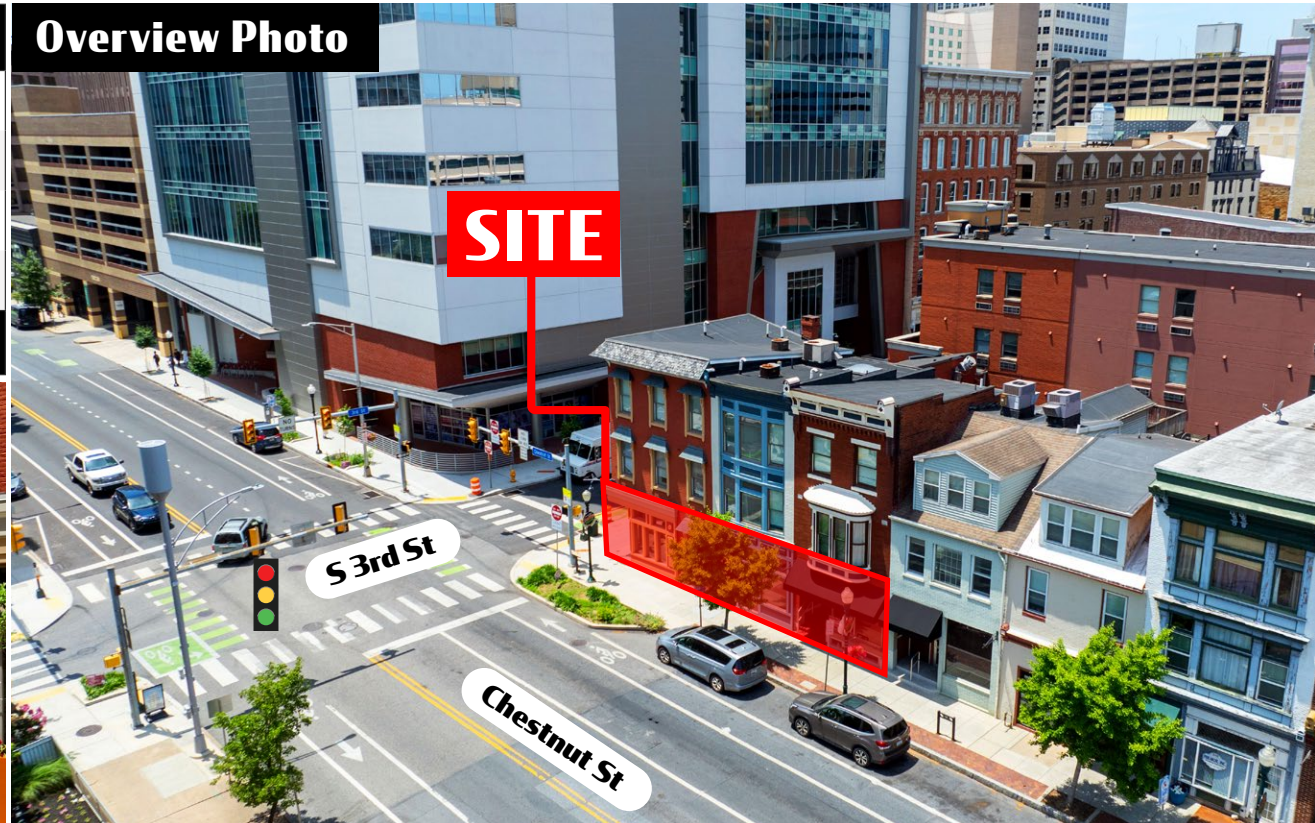
## Location Overview

### 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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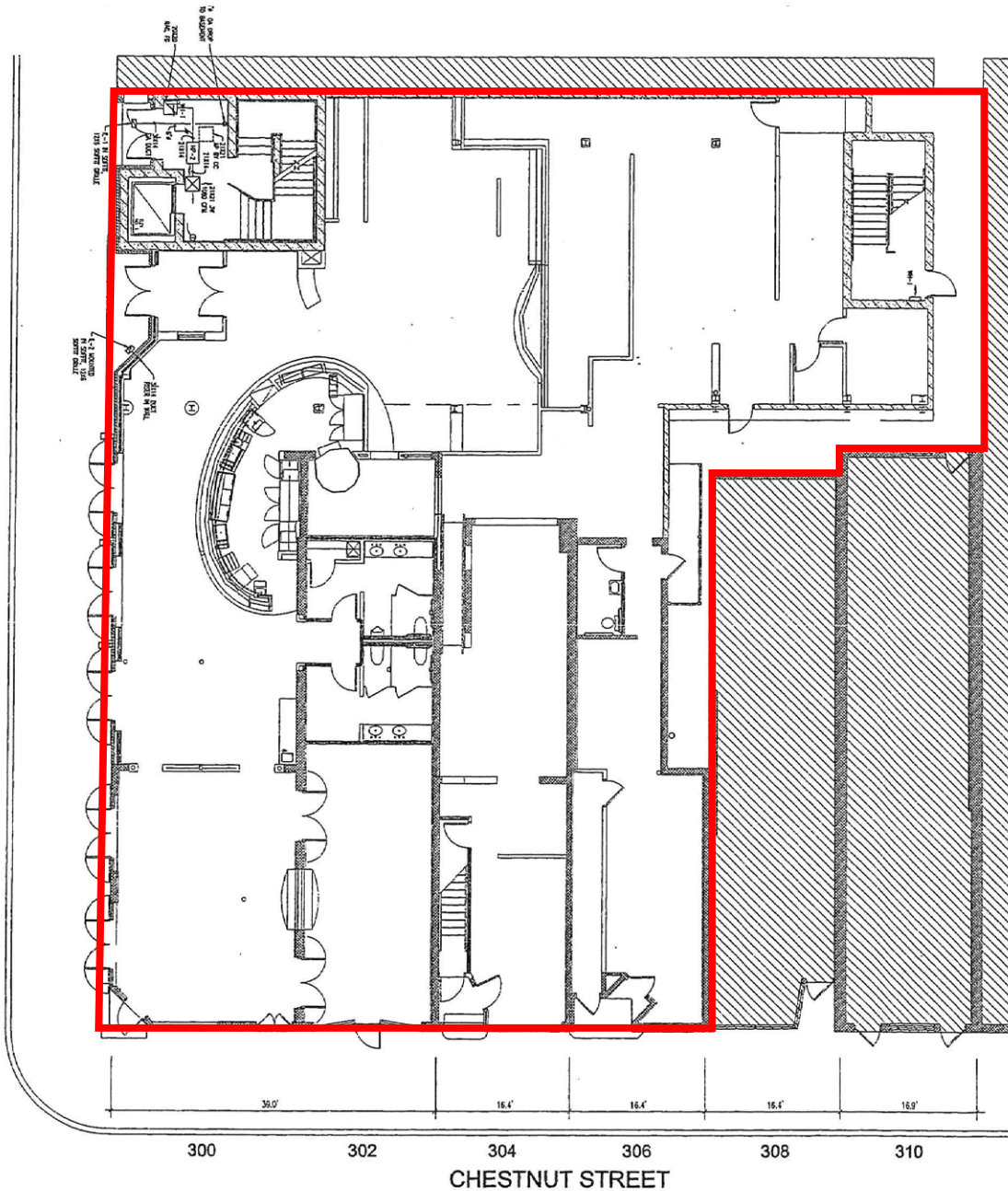


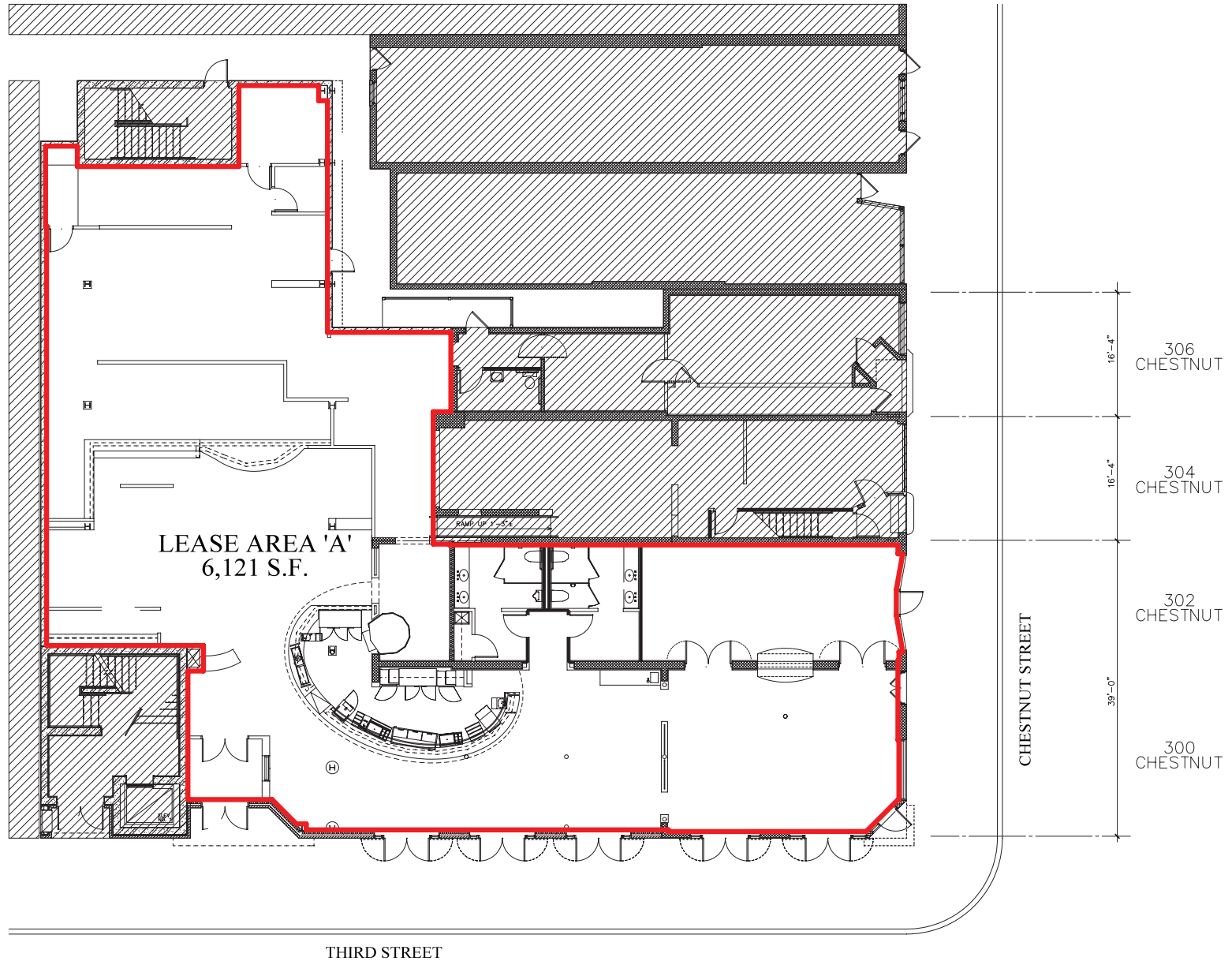
| Business / Attraction / Center              | # of Employees |
|---|----------------|
| 1. UPMC Harrisburg                          | 4,000          |
| 2. Crowne Plaza Harrisburg-Hershey          | 99             |
| 3. Strawberry Square                        | 3,300          |
| 4. Hilton Harrisburg                        | 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                             | -              |

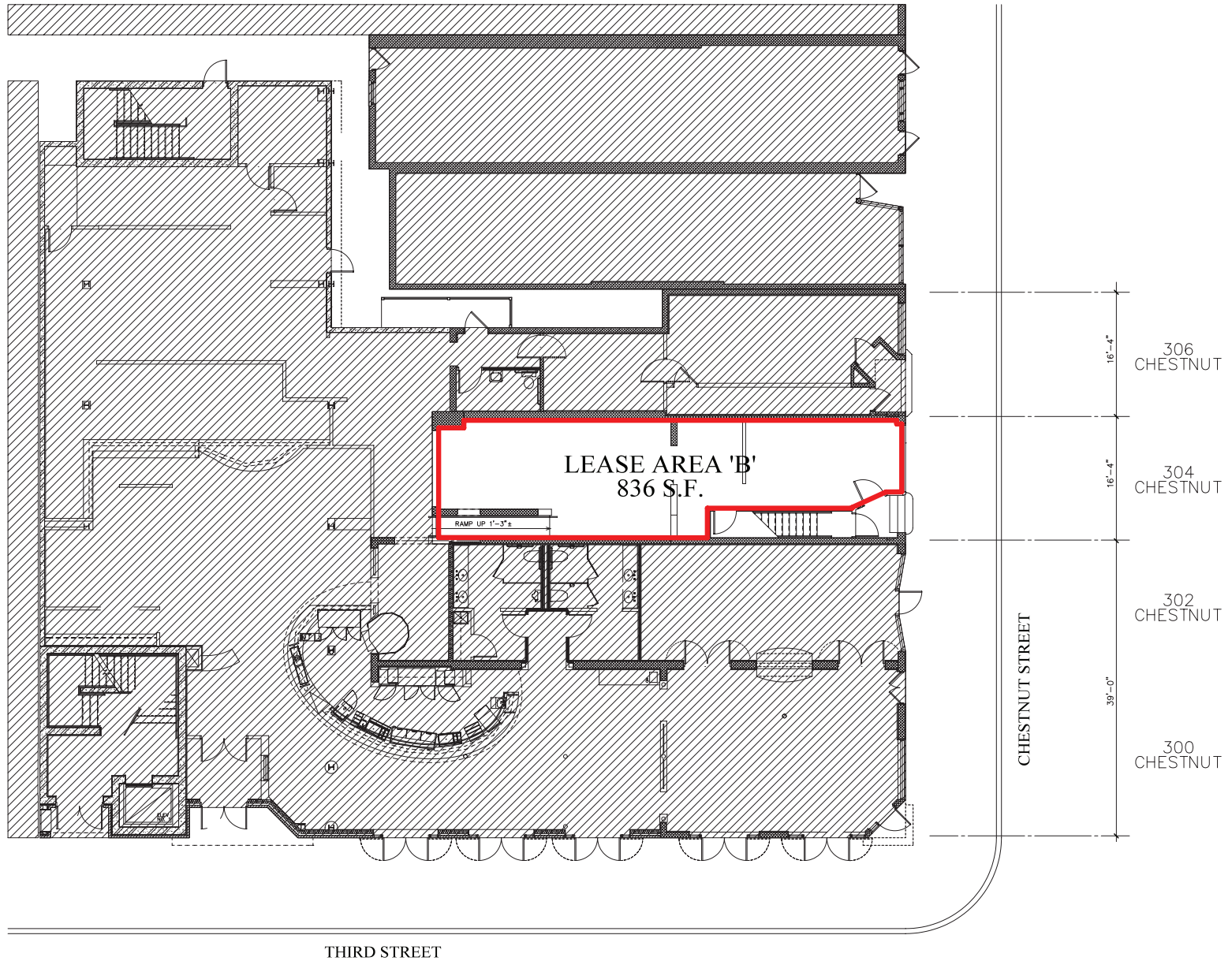
**SITE**

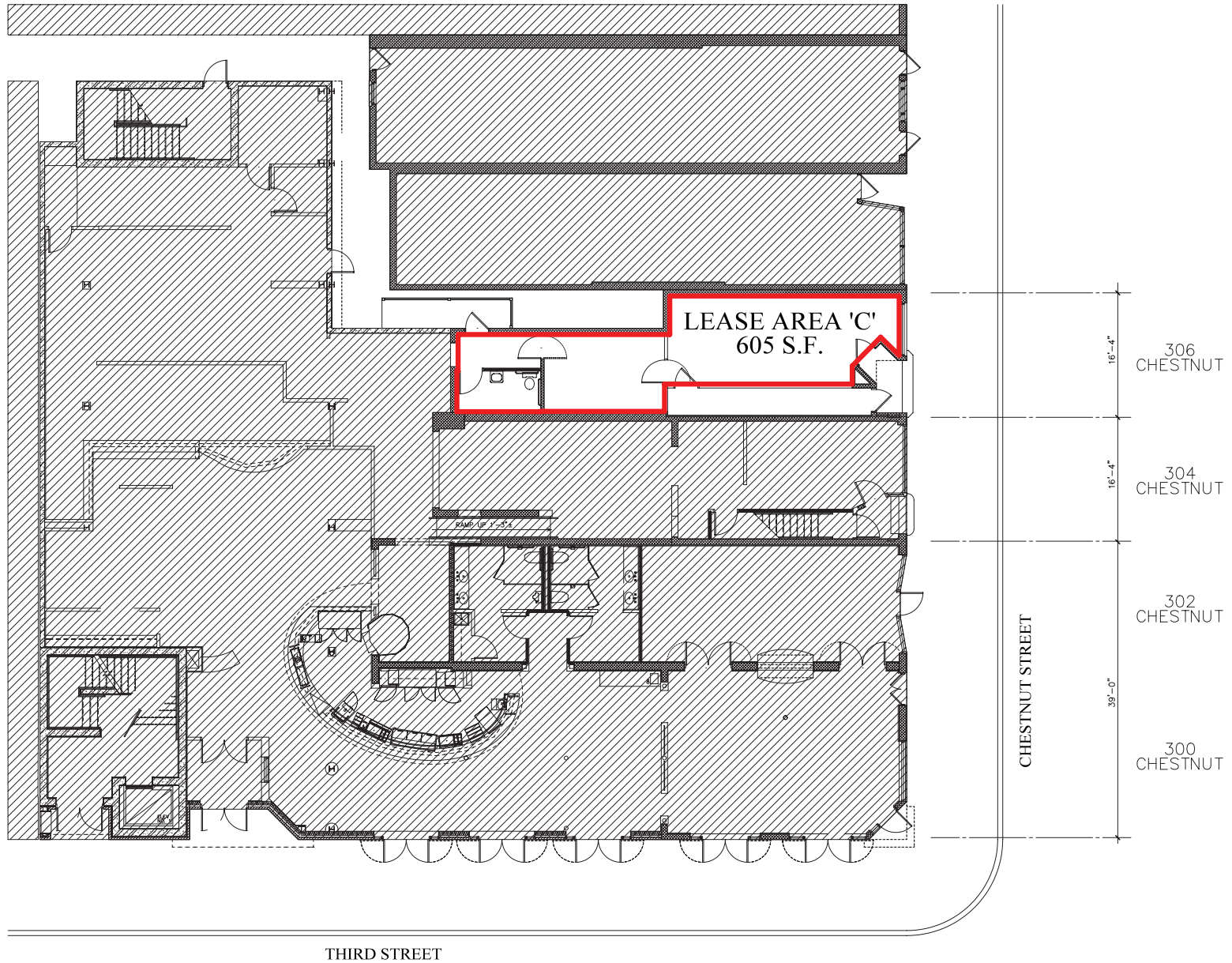
**CITY ISLAND**  
 City Island is a tourist destination which is home to numerous businesses, including the Harrisburg Senators Baseball Stadium, the Penn Football Club (previously the City Islanders), the Pride of the Susquehanna Riverboat, Cafe Huey, South Mountain Carriage Company, Water Golf miniature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

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









## MARKET AERIAL



### 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



### 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)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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### CONTACT US

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## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

