



**25 South 3rd Street**  
**Harrisburg, PA 17101**

*In the ♥ of Harrisburg's  
 Central Business District*

**± 1,460 SF RETAIL SPACE  
 AVAILABLE FOR LEASE**



## Property Overview

**25 South Third Street** is a 1,460 square foot ground floor retail space located on South Third 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 and 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](http://www.bennettwilliams.com)



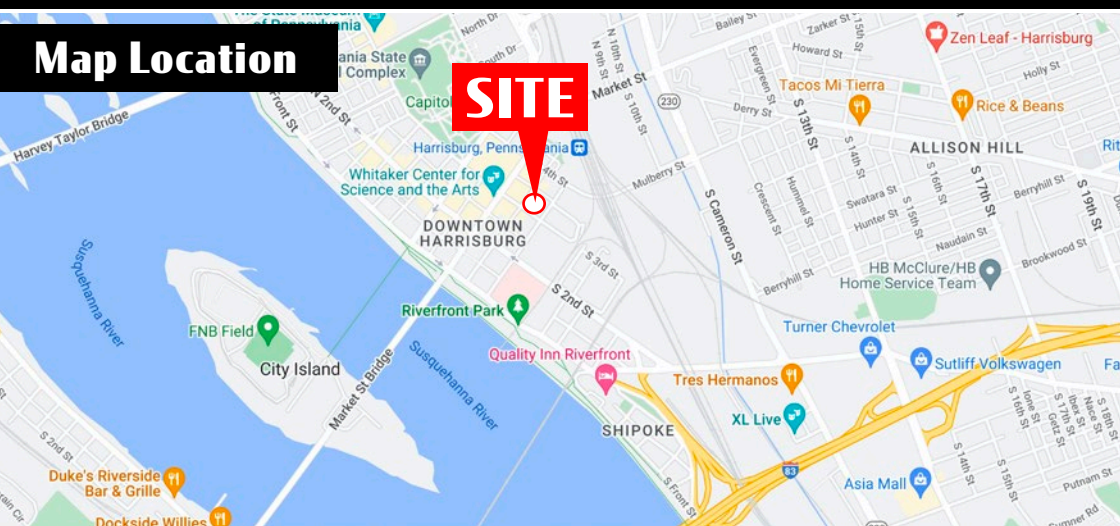
COMMERCIAL BROKERAGE. *Redefined.*

# 25 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 |          |          |          |



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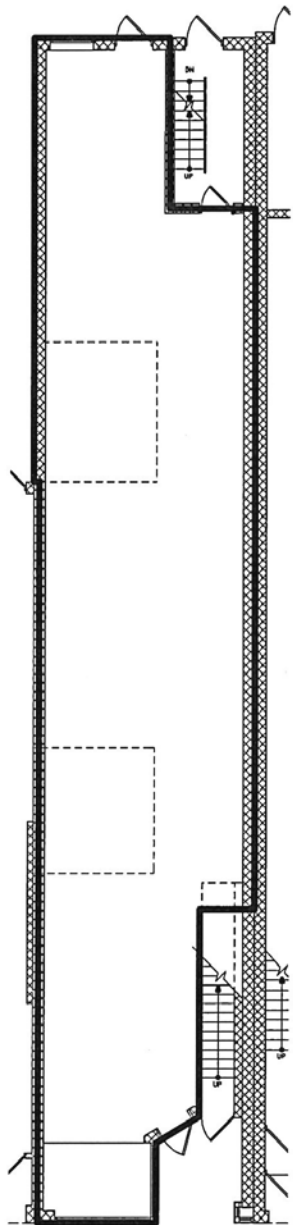
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| Business / Attraction / Center              | # of Employees |
|---|----------------|
| 1. UPMC Harrisburg                          | 4,000          |
| 2. Crowne Plaza Harrisburg-Hershey          | 99             |
| 3. Strawberry Square       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

**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  
±1,460 SF Available For Lease



## MARKET AERIAL

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

**Blue Ridge Village**  
TJ Maxx MOD Starbucks Panera  
Great Clips CVS/pharmacy

**Colonial Commons**  
Hobby Lobby DICK'S Sporting Goods Marshalls HomeGoods  
JO-ANN fabric and craft store Tuesday Morning Senior Center OLD NAVY  
fIVE BE'W ROSS clothing, job lock ULTA Beauty DAVIDS  
LifeWay xfinity Visionworks  
Starbucks noodles Olive Garden FIVE GUYS

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

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

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

**Dauphin Plaza**  
Price Rite ASHLEY BIG LOTS! CRACK!  
FESLIE'S HAMMER AND NAIL SUPPLY DOLLAR GENERAL SUBWAY  
metro PCS SALLY BEAUTY

**The Point SC**  
GIANT FINE WINE & GOOD SPIRITS Panera  
Staples Burlington BARGAIN OUTLET  
DOLLAR TREE AspenDental Infitto'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 Friendly's FIVE GUYS  
petco GNC tropical CAFE  
chili's Moe's GNC tropical CAFE  
New Country LANE BRYANT  
verizon GameStop ChangeTheory

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



### 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)