

# 312 Chestnut Street

Harrisburg, PA 17101

In the  of Harrisburg's  
Central Business District

## Property Overview

312 Chestnut Street is a 2,639 square foot retail / office space located on Chestnut Street in the heart of Harrisburg's central business district. The property is located one block away from Strawberry Square and 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.



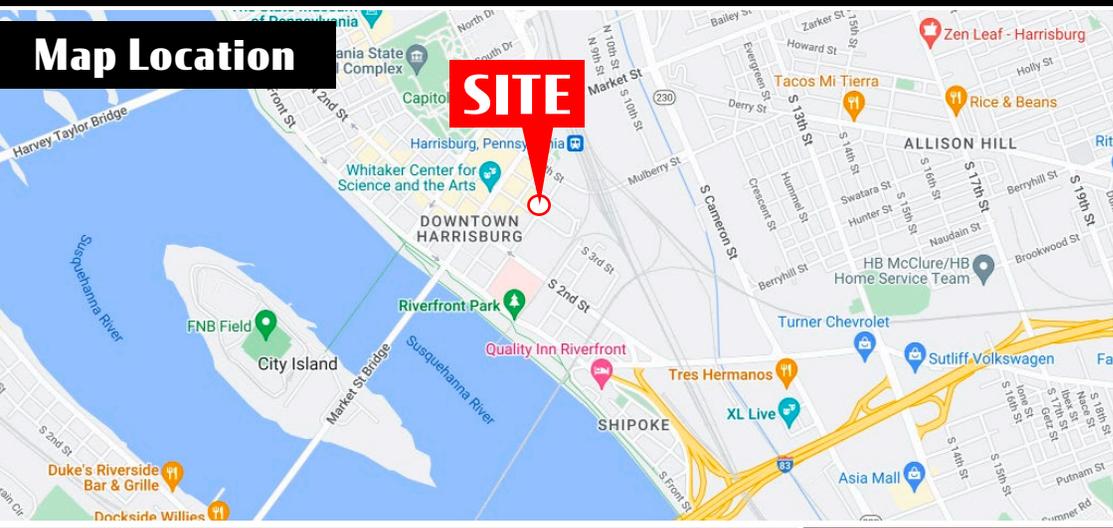
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## Location Overview

### 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		



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)

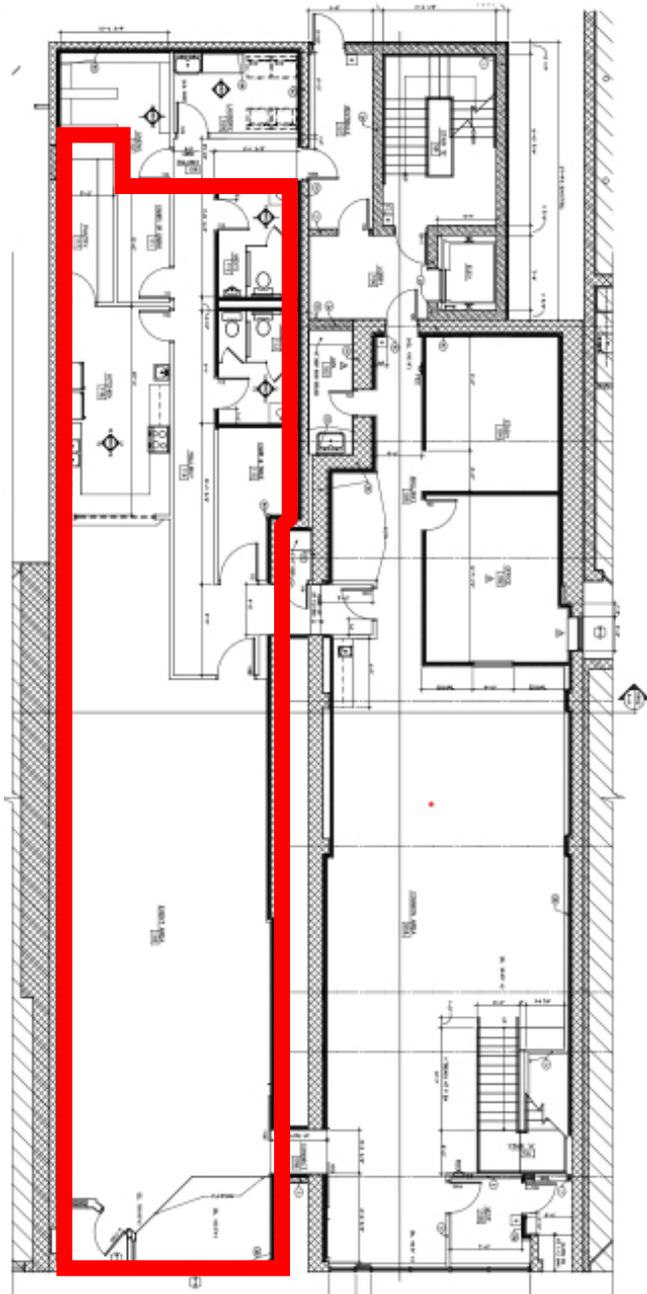


COMMERCIAL BROKERAGE. *Redefined.*



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 / OFFICE SPACE  
±2,639 SF 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)