



# STRAWBERRY SQUARE

320 Market Street | Harrisburg, PA 17101

±540-2,155 SF *For Lease*

In the ♥ of Harrisburg's Central Business District



**JOIN:**

Strawberry Square is the heart of Pennsylvania's capital city, a superbly-located intercity development with a unique mix of award-winning contemporary design and authentic city block restorations and a blend of apartments, shops, eateries, offices, and more. Strawberry Square is centrally located in the heart of Harrisburg's Central Business District, only a block away from the Harrisburg Train Station and bus station, a short walk from the riverfront, and across the street from the State Capitol Building.



Blake Shaffer | Ashlee Lehman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



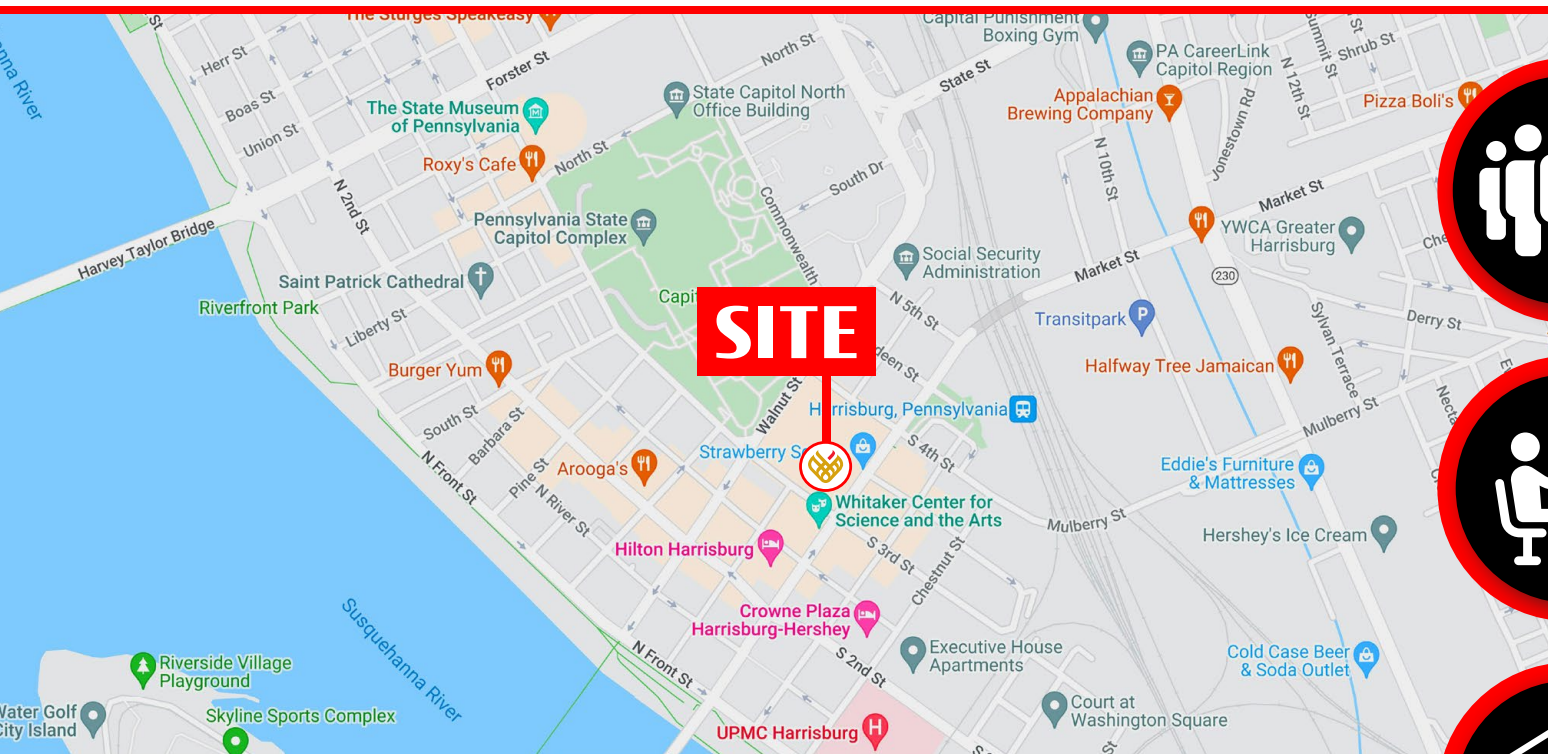
COMMERCIAL BROKERAGE. *Redefined.*





# STRAWBERRY SQUARE

## PROPERTY LOCATION OVERVIEW



**POPULATION**  
3 MILE- 100,675  
5 MILE- 191,730  
7 MILE- 279,793



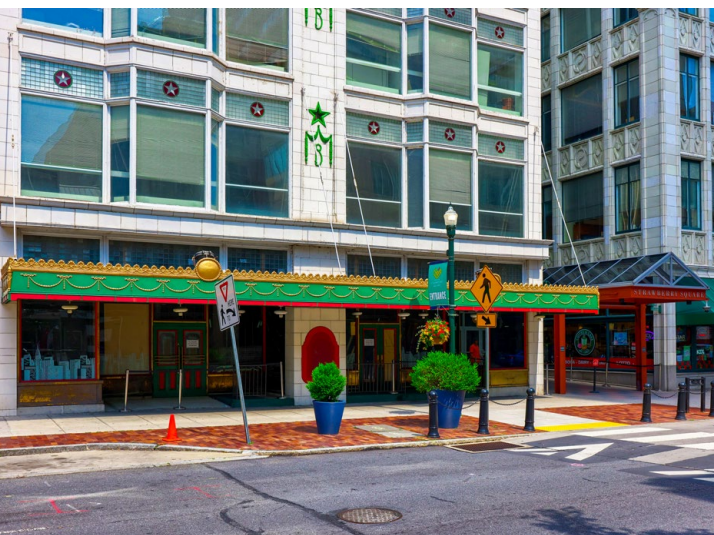
**EMPLOYEES**  
3 MILE- 100,342  
5 MILE- 161,026  
7 MILE- 203,263



**AVERAGE HHI**  
3 MILE- \$64,413  
5 MILE- \$70,964  
7 MILE- \$78,298



**HOUSEHOLDS**  
3 MILE- 43,966  
5 MILE- 83,698  
7 MILE- 121,989



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# STRAWBERRY SQUARE

## DOWNTOWN MARKET OVERVIEW



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*  
**STRAWBERRY SQUARE**



tropical CAFE  
SMOOTHIE  
PEDEGO  
ELECTRIC BIKES



PEDEGO  
ELECTRIC BIKES



**CROWNE PLAZA**  
HOTELS & RESORTS

**UPMC**  
LIFE CHANGING MEDICINE



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.



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# STRAWBERRY SQUARE

SITE PLAN: 1<sup>ST</sup> FLOOR - AVAILABLE SPACE

## SPACES AVAILABLE FOR LEASE

### SUITE 119: 1,442 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

### SUITE 121: 3,573 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

### SUITE 171: 2,150 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

### SUITE 173: 1,460 SF AVAILABLE

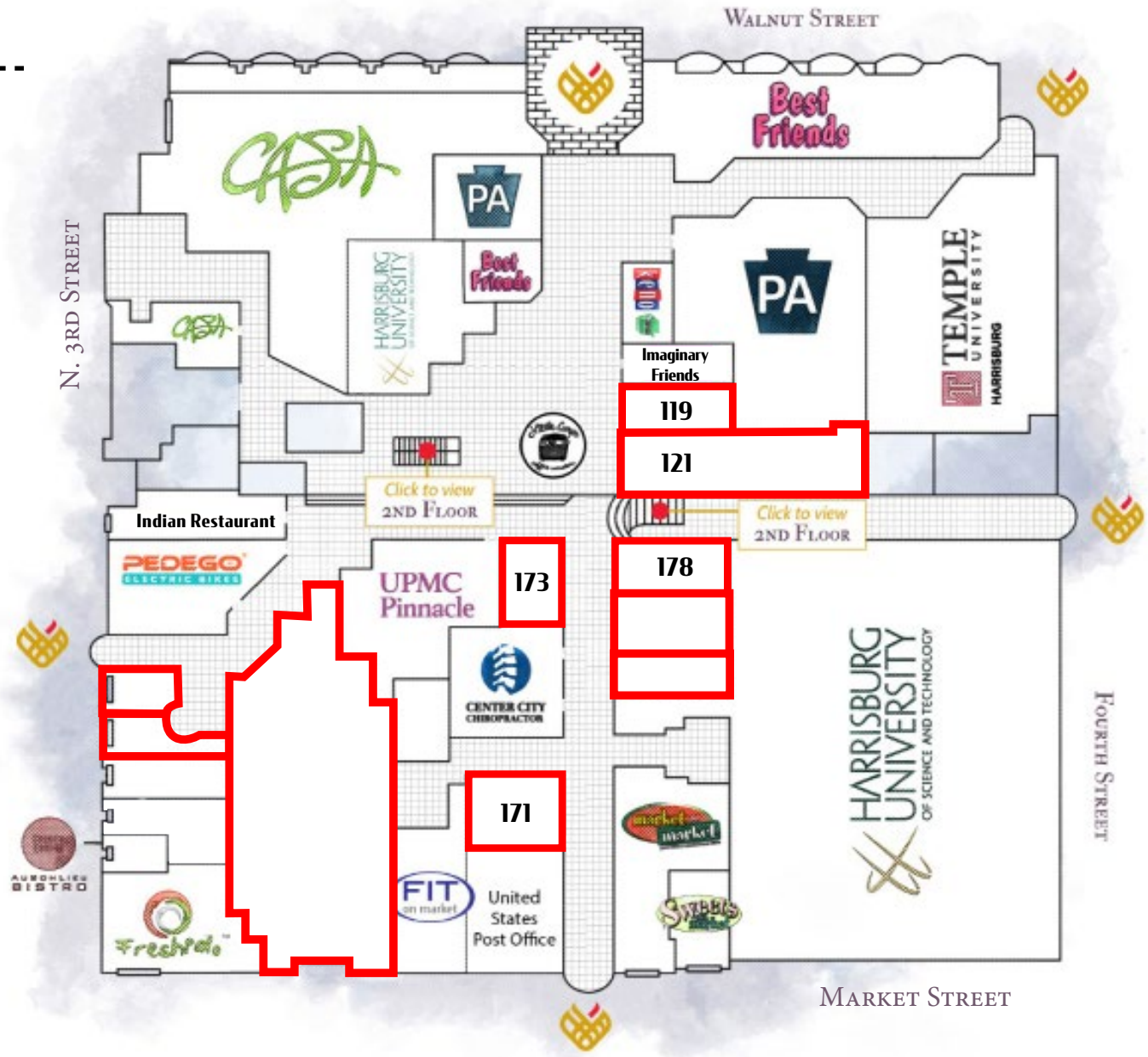
312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

### SUITE 178: 669 SF AVAILABLE

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- 1st Floor Interior Office/Retail Space



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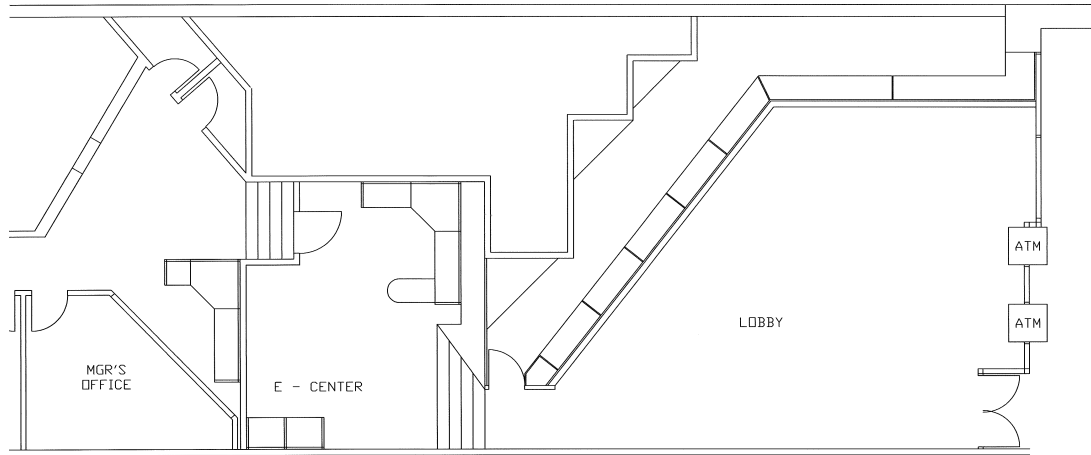
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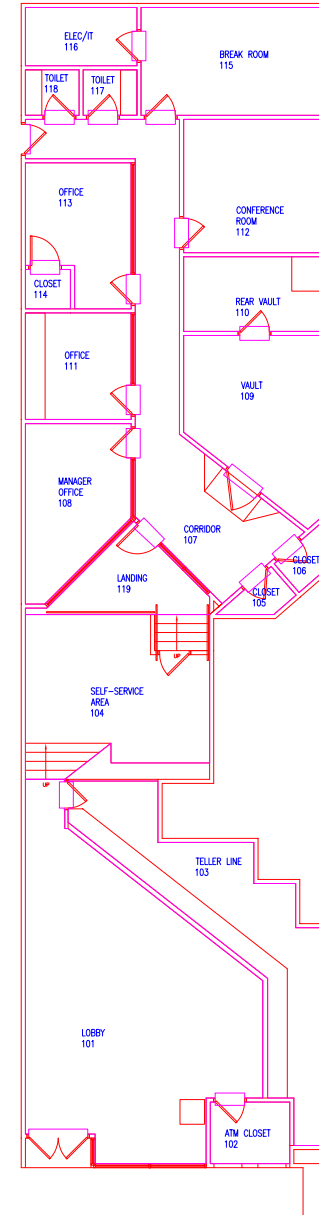
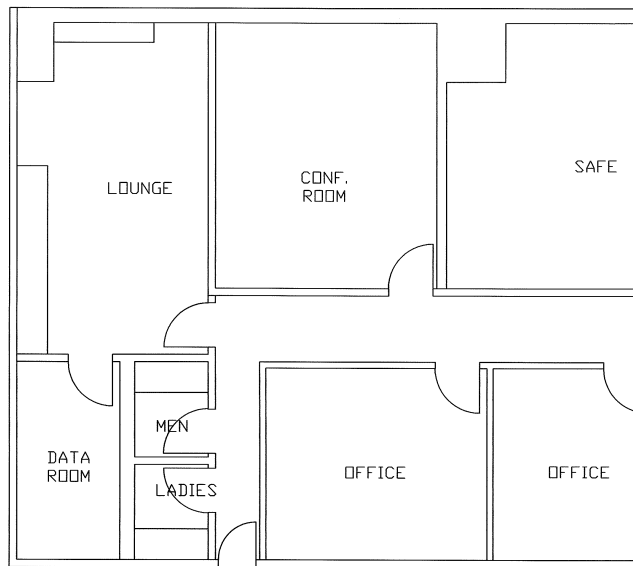
# STRAWBERRY SQUARE

SUITE 121 - FLOOR PLANS - 3,573 SF Available

## FRONT LOBBY:



## BACK OFFICES:



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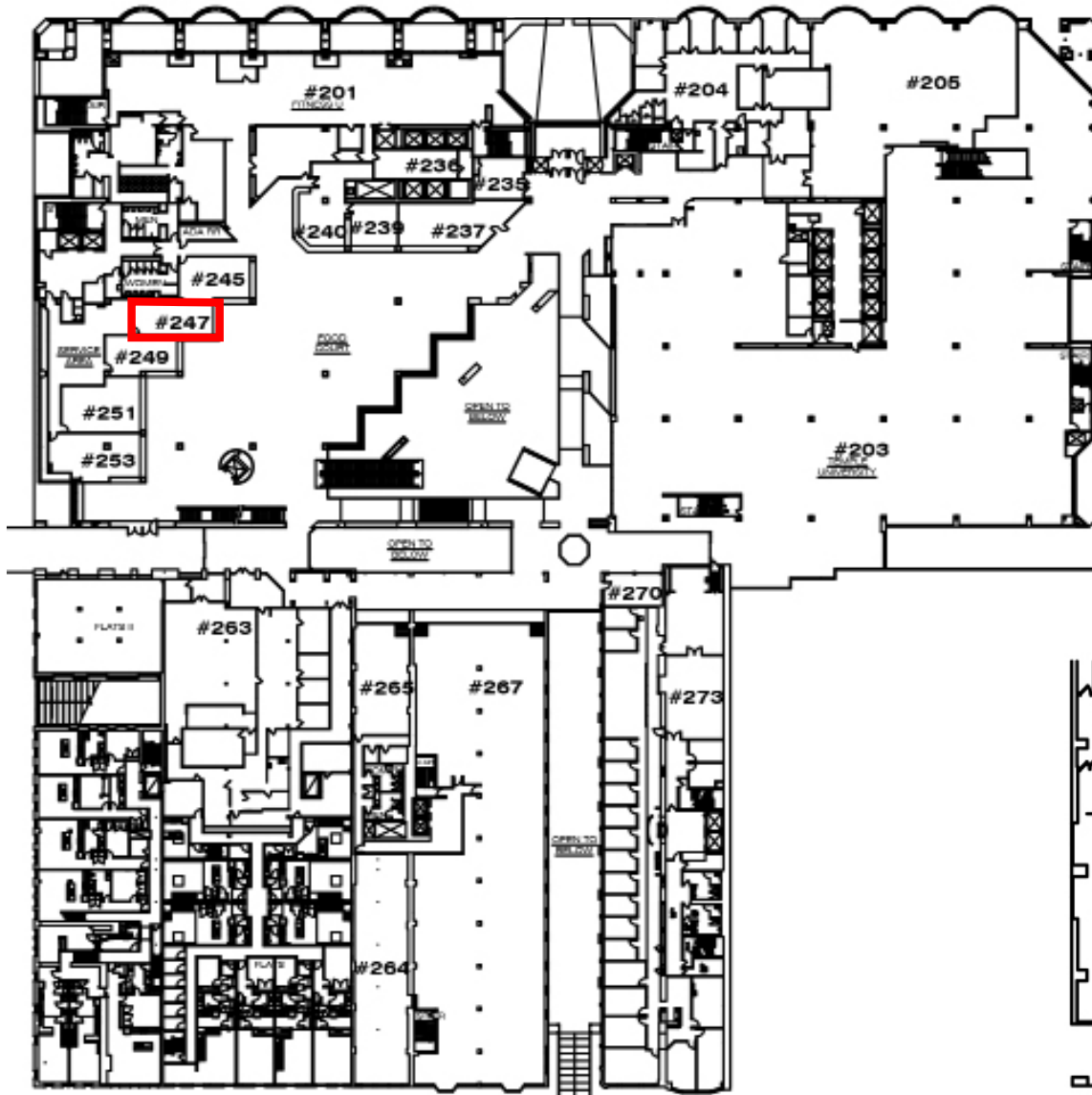


# STRAWBERRY SQUARE

SITE PLAN: 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR - AVAILABLE SPACE

## 2<sup>ND</sup> FLOOR

WALNUT STREET



## SPACES AVAILABLE FOR LEASE

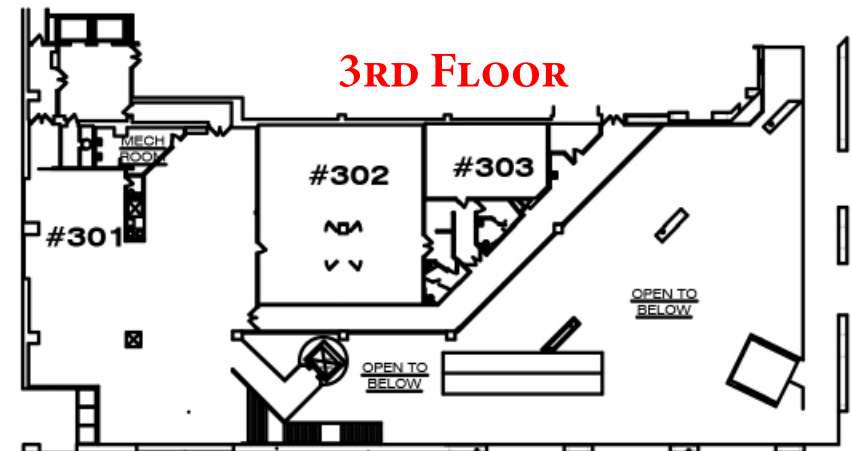
### SUITE 247: 540 SF AVAILABLE

3 North 3rd Street, Harrisburg, PA 17101

- 2nd Floor Interior Food Court Space



## 3<sup>RD</sup> FLOOR



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# STRAWBERRY SQUARE

## REGIONAL RETAIL MARKET AERIAL



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# STRAWBERRY SQUARE

## MARKET OVERVIEW: DAUPHIN COUNTY

### 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.



POPULATION  
**278,299**



MEDIAN HH INCOME  
**\$60,733**



# OF EMPLOYEES  
**141,549**



MEDIAN AGE  
**39.6**

### Top Employers In Dauphin County

**UPMC**  
LIFE CHANGING MEDICINE



**The UPS Store**

**PennState Health**  
Milton S. Hershey Medical Center

**HERSHEY**  
THE HERSHEY COMPANY



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



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### 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.

### 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



POPULATION  
**249,328**



MEDIAN HH INCOME  
**\$71,269**



# OF EMPLOYEES  
**127,941**



MEDIAN AGE  
**40.6**



### 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)



# Bennett Williams

COMMERCIAL REAL ESTATE

## 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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

