



STRAWBERRY SQUARE

320 Market Street | Harrisburg, PA

±540-2,000 SF *For Lease*

In the ❤️ of Harrisburg's Central Business District



Space Available: 540 SF | 669 SF | 1,438 SF | 1,442 SF | 2,000 SF

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



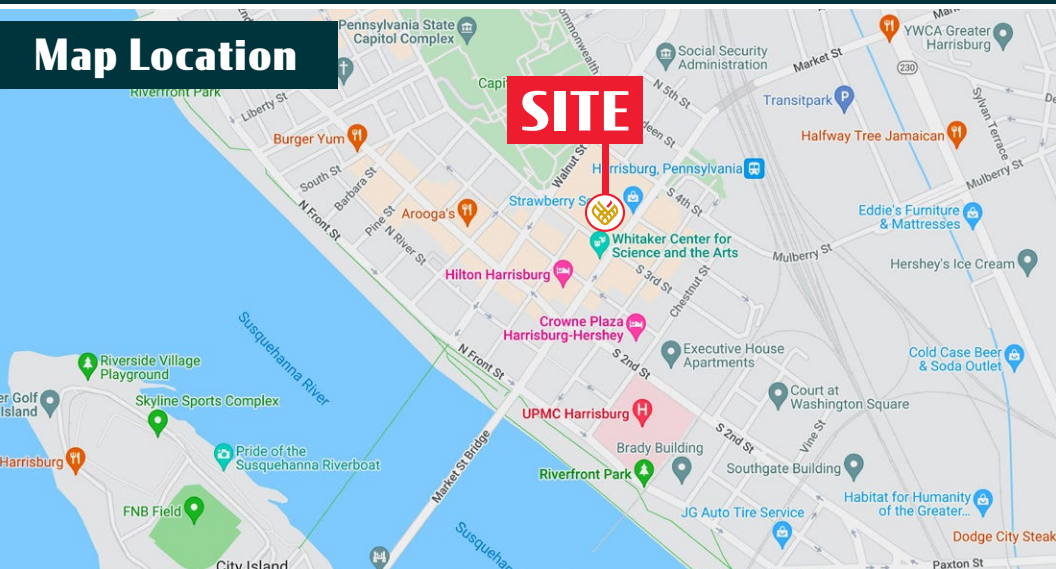
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STRAWBERRY SQUARE

PROPERTY 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

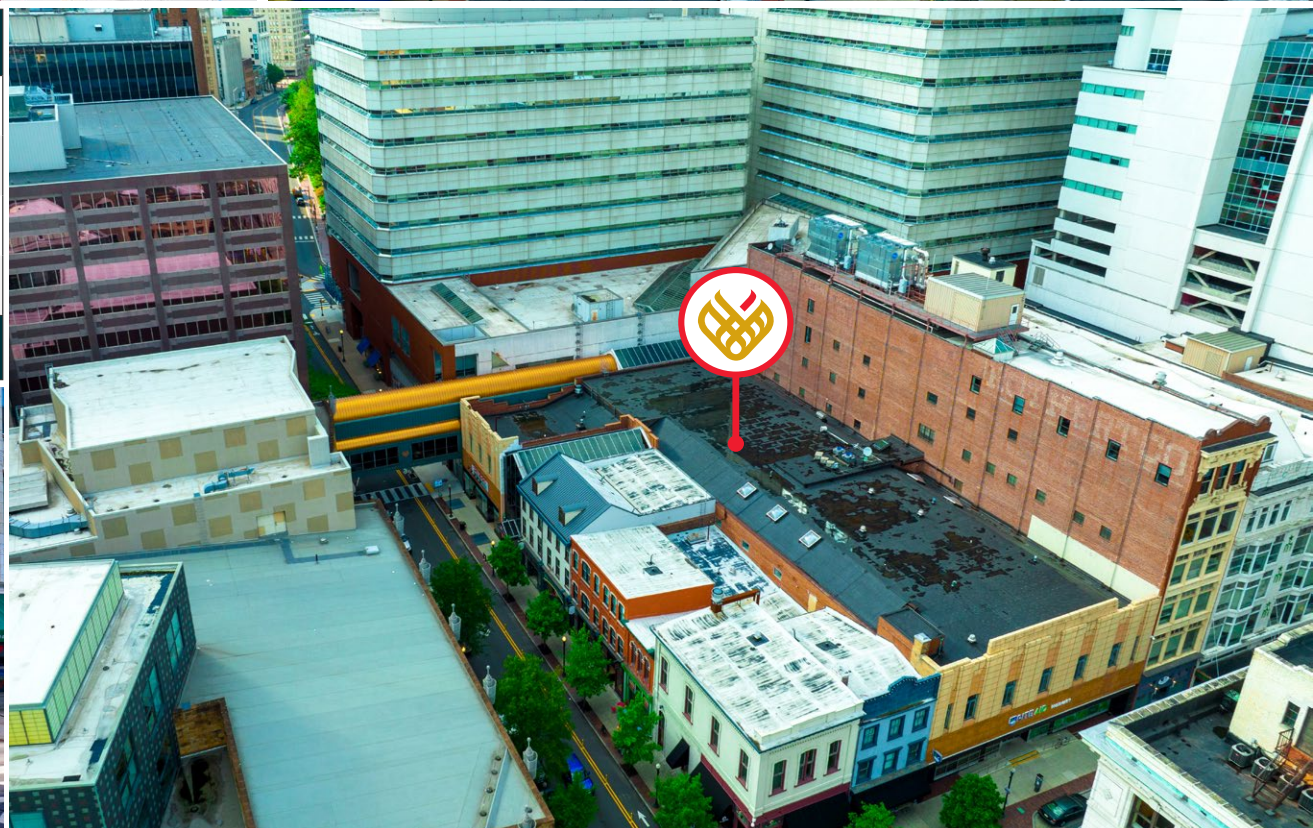
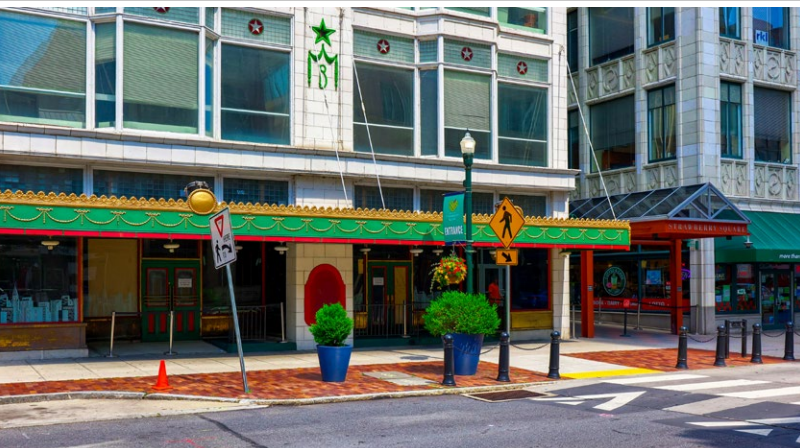
TOTAL HOUSEHOLDS

43,966

83,698

121,989

TRAFFIC COUNTS: N 3rd Street - 7,530 VPD | Market Street - 10,798 VPD



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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	-



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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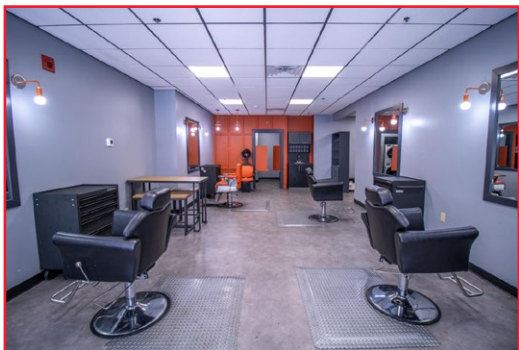


SPACE AVAILABLE FOR LEASE

SUITE 153: 1,438 SF AVAILABLE

3 North 3rd Street, Harrisburg, PA 17101

- Retail Street Space
- Ideal for salon or barbershop
- Salon furniture & fixtures available



SUITE 178: 669 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

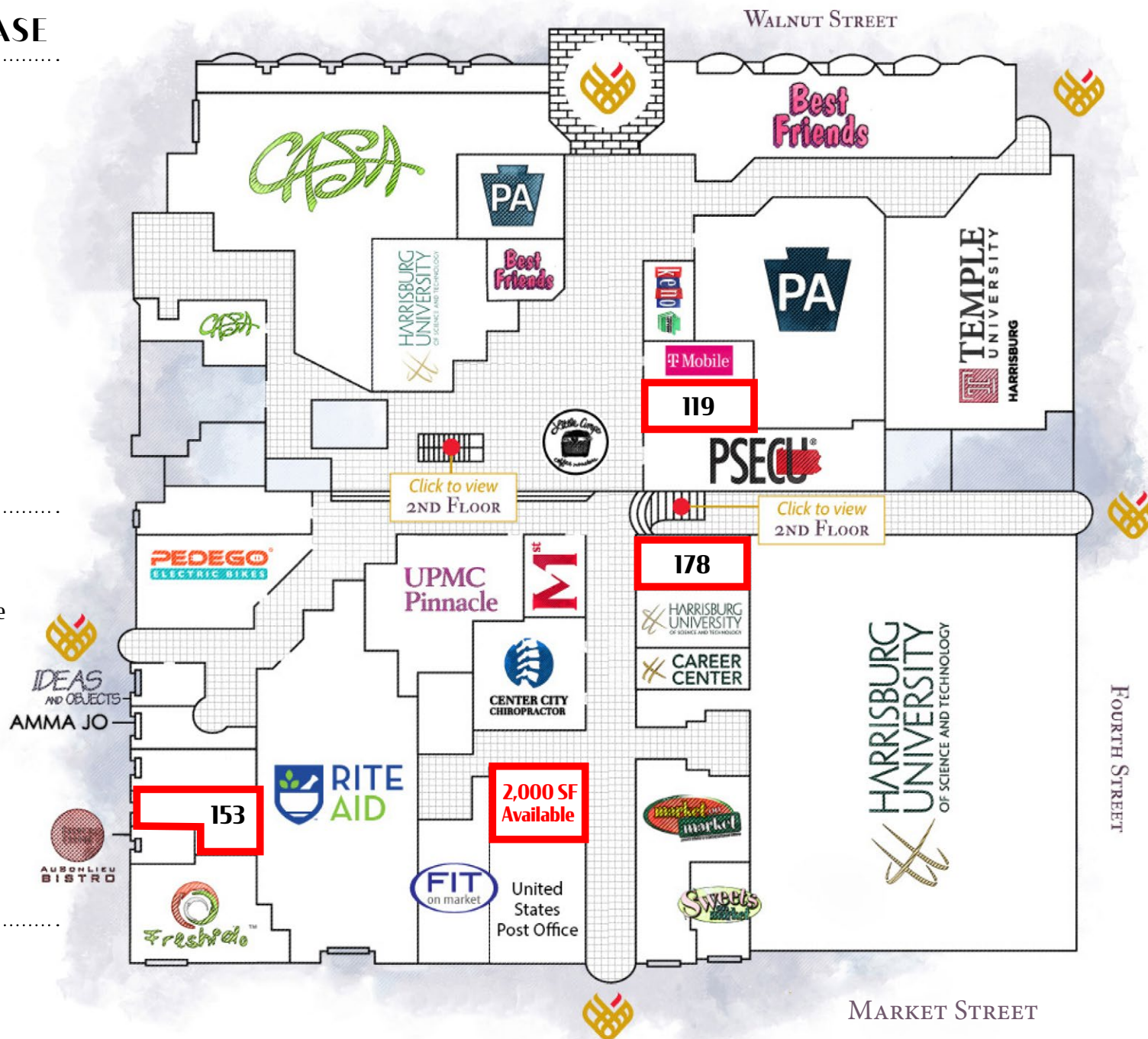
- 1st Floor Interior Retail/Restaurant Space



SUITE 119: 1,442 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

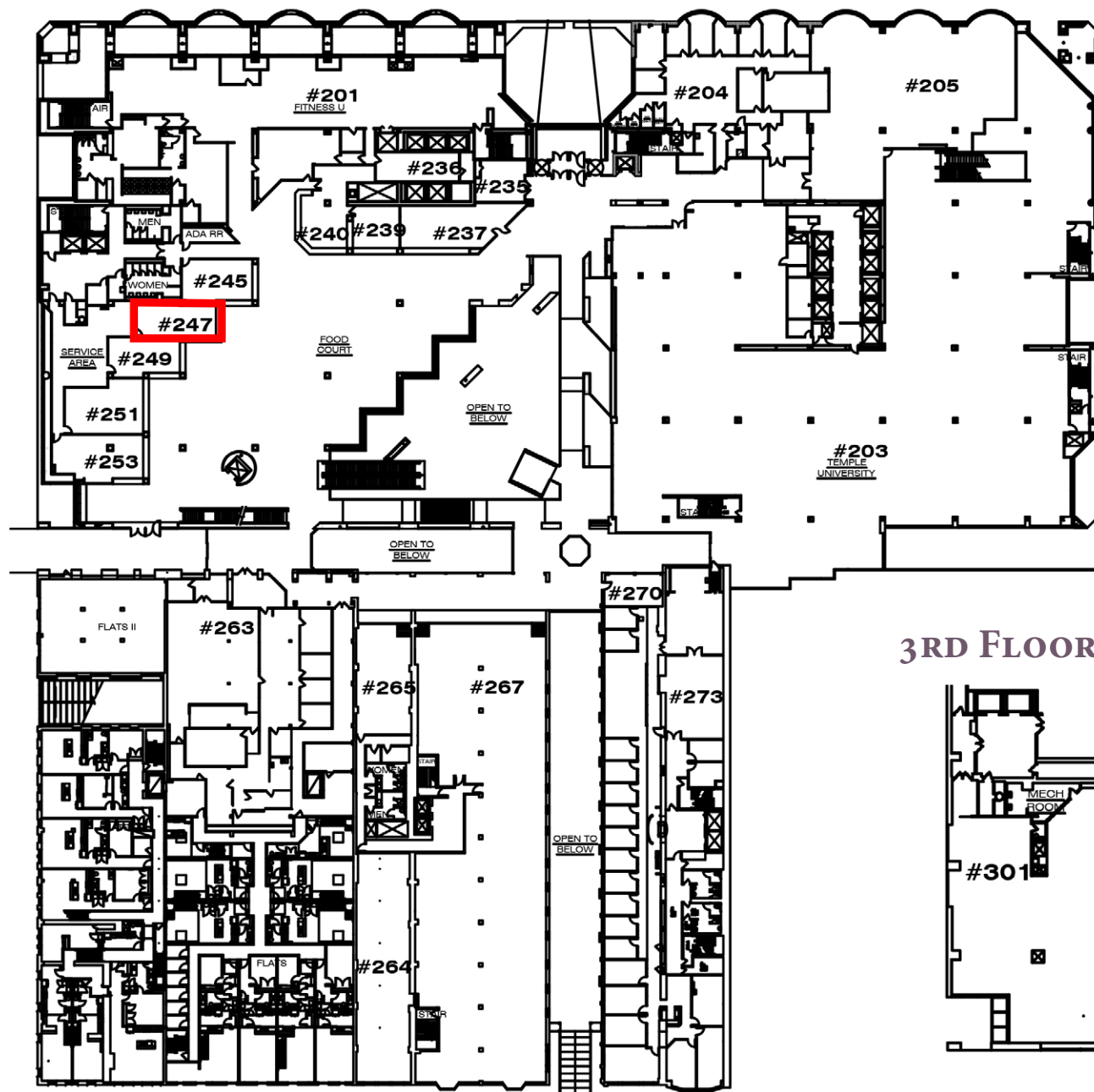
- 1st Floor Interior Office/Retail Space





2ND FLOOR

WALNUT STREET



SPACE AVAILABLE FOR LEASE

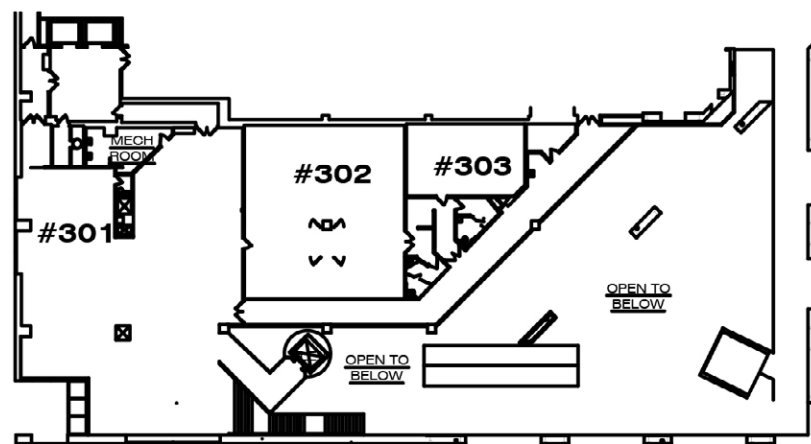
SUITE 247: 540 SF AVAILABLE

3 North 3rd Street, Harrisburg, PA 17101

- 2nd Floor Interior Food Court Space



3RD FLOOR





STRAWBERRY SQUARE

REGIONAL RETAIL MARKET AERIAL

MARKET AERIAL



Blue Mountain Commons

GIANT FINE WINE & GOOD SPIRITS petra
PNC BANK **SUPER CUTS** verizon

Colonial Commons

HOBBY LOBBY **DICK'S** **Marshalls** **HomeGoods**
JO-ANN Tuesday Morning **Costco** **OLD NAVY**
five BELOW **ROSS** **ULTA** **DAVID'S**
LifeWay **xfinity** **visionworks**
Starbucks **noodles** **Olive Garden** **FIVE GUYS**

Blue Ridge Village

MOD **Starbucks** **Panera**
Great Clips **CVS/pharmacy**

Paxton Towne Center

Costco **weis** **KOHL'S**
Target **Party City** **BAM!** **Michael's**
LA Z BOY **petco** **BED BATH & BEYOND**
GameStop **Patient First**

Colonial Park Mall

Boscov's **SHOE CARNIVAL**
CVS/pharmacy **GameStop**

Harrisburg East S.C.

GIANT **CVS/pharmacy**
WALMART **VALUE CITY FURNITURE** **Country Buffet** **MISSION BBQ**

Dauphin Plaza

Price Rite **ASHLEY** **BIG LOTS!** **CRUNCH**
LES LIE'S **DOLLAR GENERAL** **SUBWAY**
metroPCS **SALLY BEAUTY**

The Point SC

GIANT FINE WINE & GOOD SPIRITS petra
Staples **Darlington** **BARGAIN OUTLET**
DOLLAR TREE **AspenDental** **infinito's**

Union Square SC

weis **Gabe's** **Advance Auto Parts**
MAJIK **DOLLAR TREE** **GameStop** **The UPS Store**

High Pointe Commons

JCPenney **petco** **Five Guys**
chili's **Moe's** **GNC** **tropical CAFE**
WALKER **LANE BRYANT**
verizon **GameStop** **orange theory**

Swatara Square

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

Site

STRAWBERRY SQUARE

RITE AID **TEMPLE UNIVERSITY**
tropical CAFE **TACO BELL**
PEDEGO **Mobile**
Fresholo **M MEMBERS 1st**



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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

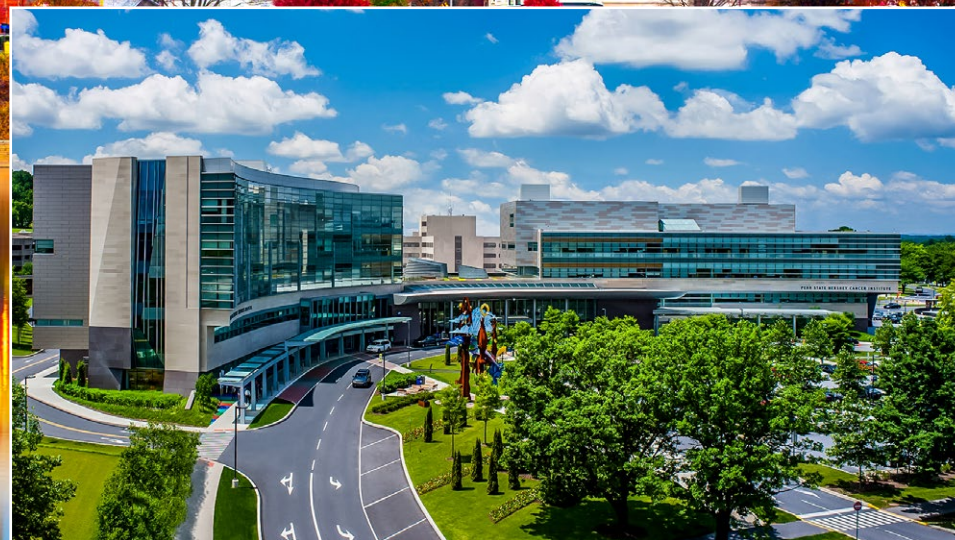
1. State Government
2. Milton S Hershey Medical Center
3. The Hershey Company
4. Hershey Entertainment & Resorts Co
5. UPMC Pinnacle Hospitals
6. Federal Government
7. Pennsylvania State University
8. PHEAA
9. United Parcel Service Inc
10. TE Connectivity Corporation



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)



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