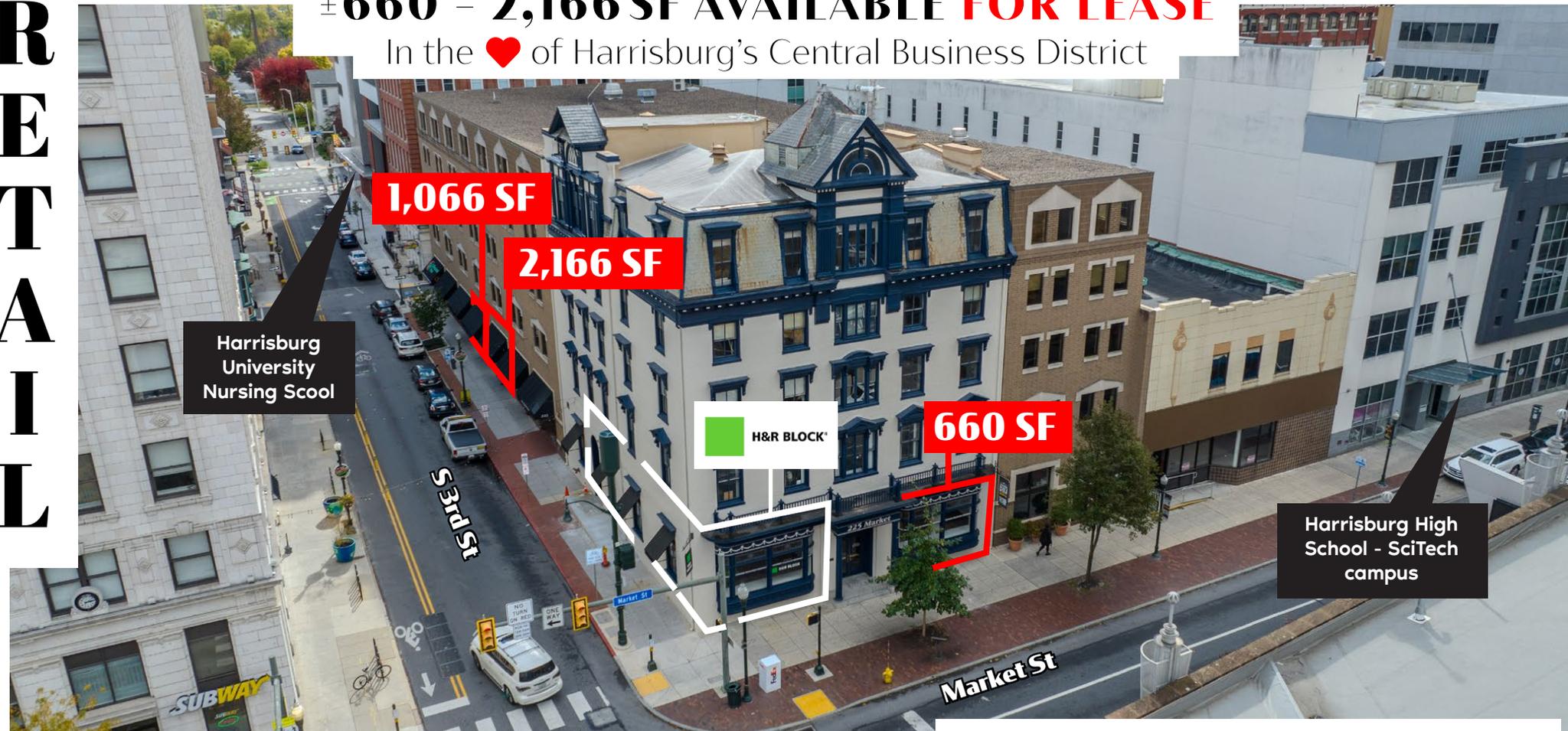


**R  
E  
T  
A  
I  
L**

**± 660 – 2,166 SF AVAILABLE FOR LEASE**

In the ❤️ of Harrisburg's Central Business District

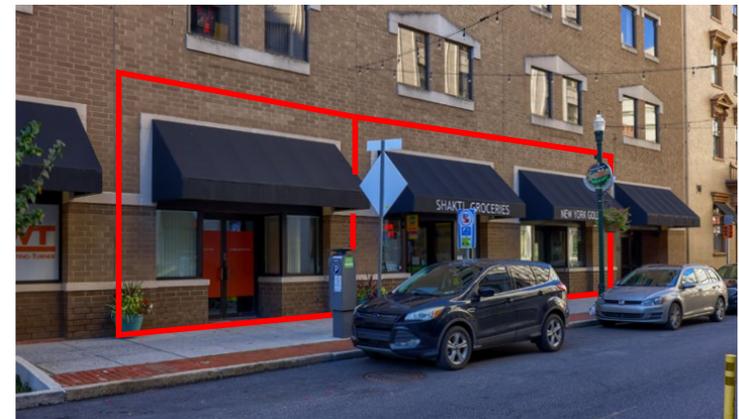


# 225 Market Street

Harrisburg, PA 17101

225 Market Street is in the heart of Pennsylvania's capital city, a superbly-located intercity development with a unique mix of award-winning contemporary designs and authentic city block restorations and a blend of offices and retail space. 225 Market Street is centrally located in the heart of Harrisburg's Central Business District, only a block away from the Harrisburg train and bus stations, and a short walk from the Riverfront and State Capitol Building.

## Retail Spaces Available



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)

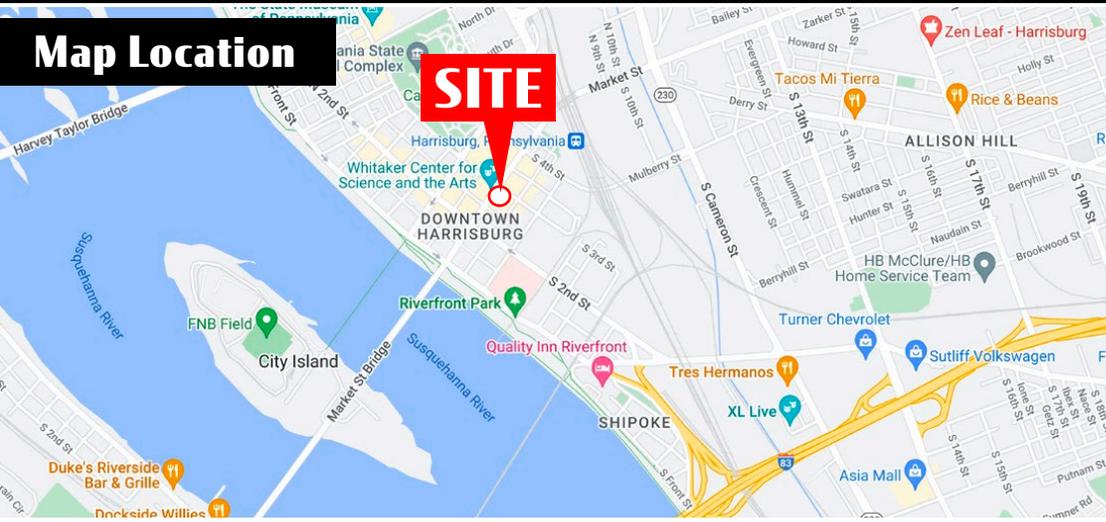


COMMERCIAL BROKERAGE. *Redefined.*

# 225 Market 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   Market Street - ±5,000 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)



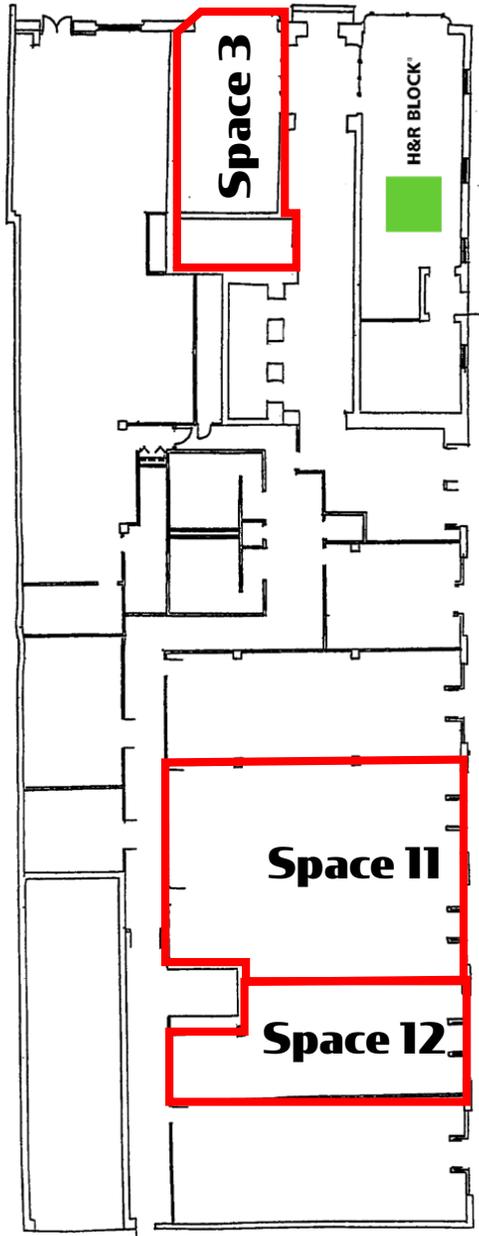
COMMERCIAL BROKERAGE. *Redefined.*



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.

Market St



S 3rd St

GROUND FLOOR - RETAIL SPACES  
±660 - 2,166 SF Available For Lease



# 225 Market Street

Harrisburg, PA 17101

# Retail Market Overview

## MARKET AERIAL

**SITE**

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

**Blue Ridge Village**  
TLC DRY CLEANERS  
Great Clips MOD Starbucks Panera  
CVS/pharmacy

**Colonial Commons**  
HOBBY LOBBY DICK'S MARSHALL'S HomeGoods  
JO-ANN fabric and craft stores Tuesday Morning Center  
FIVE BELOW ROSS ULTA DAVID'S  
LifeWay xfinity Visionworks  
Starbucks noodles Olive Garden FIVE GUYS

**Paxton Towne Center**  
Target Party City BAM! Michaels  
LAZBOY petco BED BATH & BEYOND  
GameStop Patient First  
SUPER CUTS RED ROBIN Panera

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

**Harrisburg East S.C.**  
GIANT CVS/pharmacy  
VFC VALUE CITY FURNITURE Old Country Buffet MISSION BBQ

**Dauphin Plaza**  
Price Rite ASHLEY BIG LOTS CROUCH  
ESLIE'S DOLLAR GENERAL SUBWAY  
metro PCS SALLY BEAUTY HAR BLOCK

**The Point SC**  
GIANT FINE WINE & GOOD SPIRITS Panera  
Staples Burlington BARGAIN OUTLET  
DOLLAR TREE AspenDental infinito's

**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  
Chili's Mac's GNC tropical CAFE  
New Century Lane Bryant  
verizon GameStop orange theory

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



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.*

### 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)

# 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:



### BLAKE SHAFFER

bshaffer@bennettwilliams.com



### CALE BRUSO

cbruso@bennettwilliams.com



### CAIT COURTNEY

ccourtney@bennettwilliams.com



### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



### CHAD STINE

cstine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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.

