

LEASE

±595 SF AVAILABLE **FOR LEASE**
In the ♥ of Harrisburg's Central Business District



Commercial Space Available

15 South 3rd Street

Harrisburg, PA 17101

15 South Third Street is a 595 square foot commercial 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 & 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.



ASHLEE LEHMAN | BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

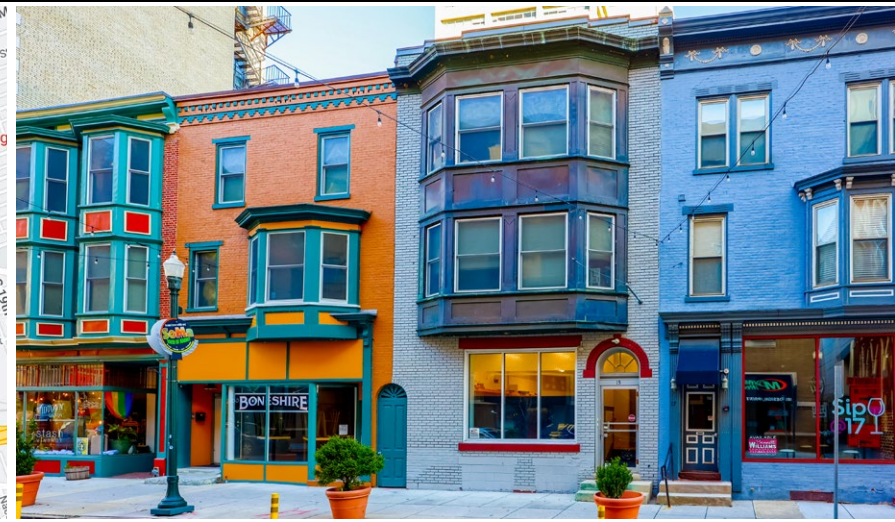
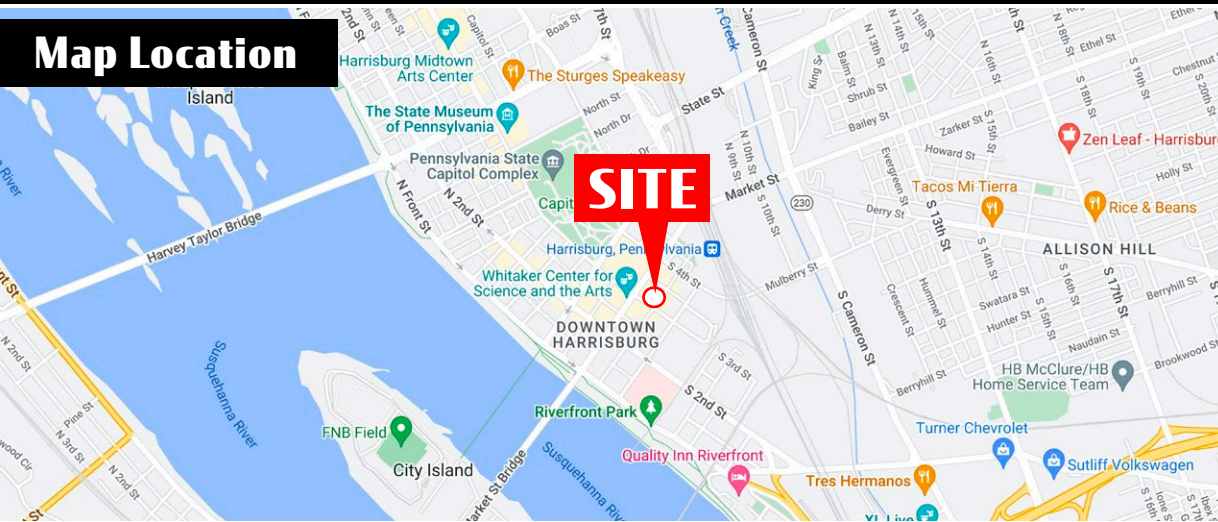


COMMERCIAL BROKERAGE. *Redefined.*

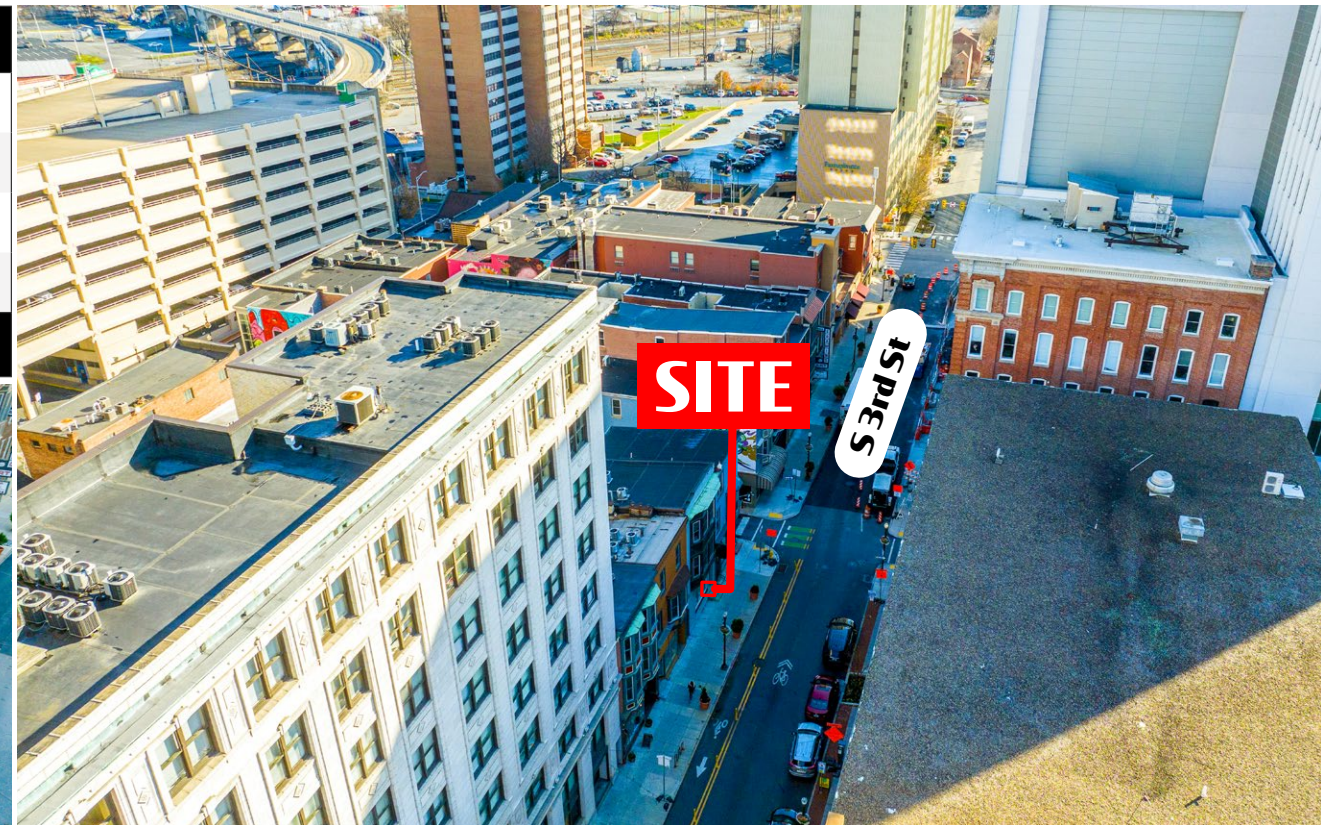
15 South3rdStreet Harrisburg, PA 17101

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 HHV	\$64,413	\$70,964	\$78,298
TOTAL HOUSEHOLDS	43,966	83,698	121,989
TRAFFIC COUNTS: 3rd Street - 8,000 VPD Market Street - 6,115 VPD			



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MARKET AERIAL

SITE

Blue Mountain Commons
GIANT FINE WINE & GOOD SPIRITS
 PNC BANK **SUPER CUTS** verizon

Blue Ridge Village
 Tidy Cleaners
 Great Clips **MOD** Starbucks
CVS/pharmacy

Colonial Commons
 Hobby Lobby **DICK'S** Marshalls HomeGoods
 JO-ANN fabric and craft stores Tuesday Morning **Old Navy**
FIVE BELOW **ROSS** **ULTA** DAVID'S
 LifeWay **xfinity** Visionworks
 Starbucks **noodles** Olive Garden **FIVE GUYS**

Paxton Towne Center
Costco **Weis** **Kohl's**
 Target **Party City** **BAM!** Michaels
LA Z BOY **petco** **BED BATH & BEYOND**
BOB'S FURNITURE the Vitamin Shoppe **GameStop**
SUPER CUTS **RED ROBIN** **Patient First**

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

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

Dauphin Plaza
 PriceRite **ASHLEY** **BIG LOTS!** **CRACK**
LESLIE'S DOLLAR GENERAL **SUBWAY**
 metro PCS **SALLY BEAUTY** HAR BLOCK

The Point SC
GIANT FINE WINE & GOOD SPIRITS
 Staples **Darlington** **BARGAIN OUTLET**
DOLLAR TREE AspenDental **infinite'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** **petco** **Friendly's**
chili's **Moe's** **GNC** **tropical CAFE**
LANE BRYANT
 verizon **GameStop** **orange theory**

Swatara Square
GIANT **CVS/pharmacy**
 FINE WINE & GOOD SPIRITS **MATTRESS Warehouse** **JoJo's**



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)

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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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.

