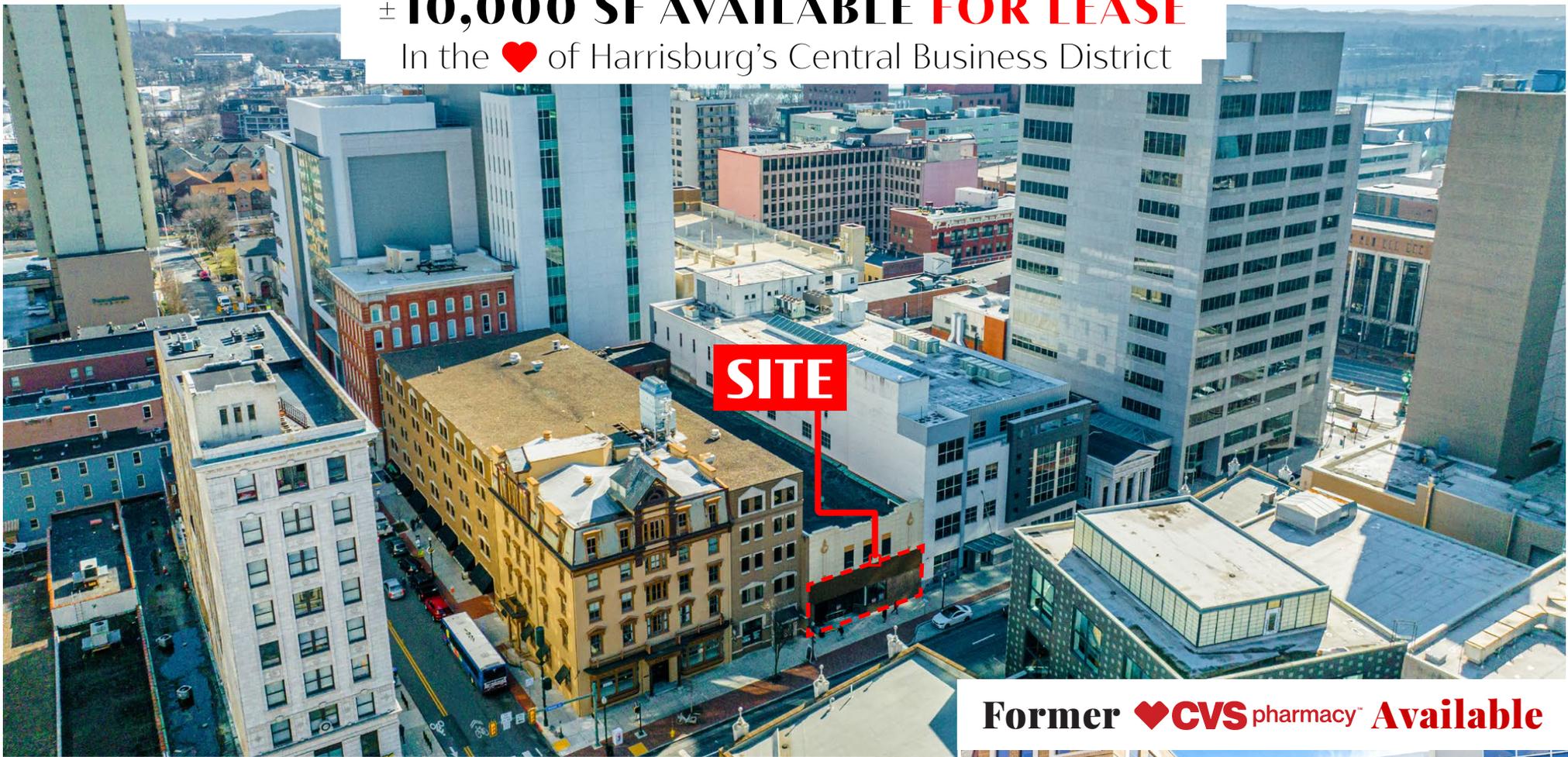


±**10,000 SF AVAILABLE FOR LEASE**
In the ❤️ of Harrisburg's Central Business District

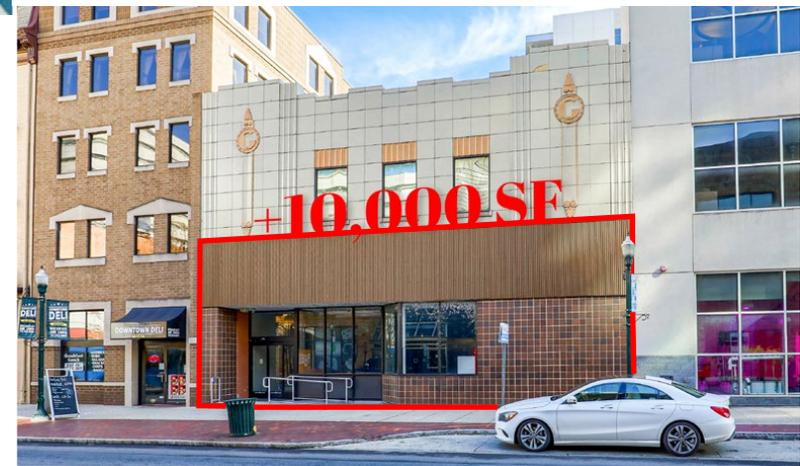


Former ❤️ **CVS** pharmacy™ Available

221-223 Market Street

Harrisburg, PA 17101

221-223 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. 221-223 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.



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



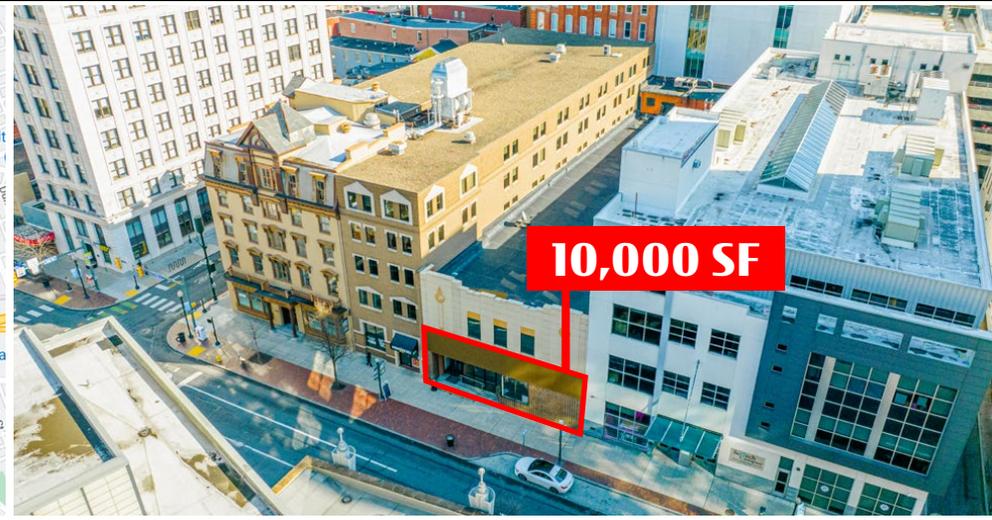
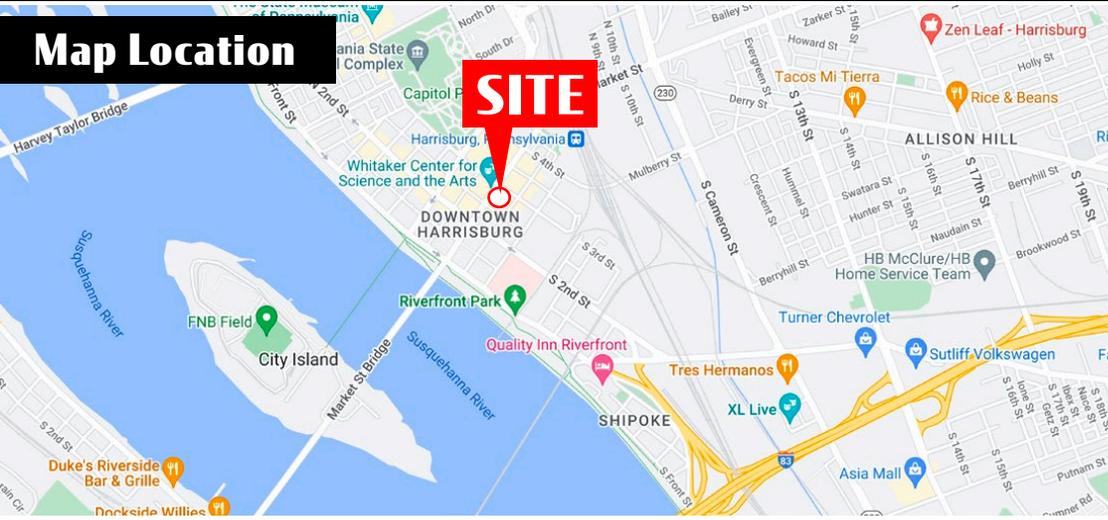
COMMERCIAL BROKERAGE. *Redefined.*

221-223 Market Street

Harrisburg, PA 17101

Location Overview

Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	104,566	198,586	295,390
TOTAL EMPLOYEES	96,264	159,667	206,349
AVERAGE HHI	\$68,510	\$77,789	\$86,201
TOTAL HOUSEHOLDS	44,289	83,004	123,244
TRAFFIC COUNTS:	Market Street - 6,000 VPD 2nd Street - 14,000 VPD		



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COMMERCIAL BROKERAGE. *Redefined.*

221-223 Market Street

Harrisburg, PA 17101

Downtown Overview Aerial



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.



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221-223 Market Street

Harrisburg, PA 17101

Retail Market Overview

MARKET AERIAL

Blue Mountain Commons

GIANT FINE WINE & GOOD SPIRITS petvalu
PNC BANK SUPERCUTS verizon

Blue Ridge Village

DIRTY CLEANERS
Great Clips
CVS/pharmacy
MOD
Starbucks
Panera

Colonial Commons

HOBBY LOBBY
DICK'S Sporting Goods
Marshalls
HomeGoods
JO-ANN fabric and craft stores
Tuesday Morning
Old Navy
FIVE BELOW
ROSS BUSINESS FOR LESS
ULTA
DAVID'S
LifeWay
xfinity
Visionworks
Starbucks
noodles
Olive Garden
FIVE GUYS BURGERS AND FRIES

Paxton Towne Center

at home
ALDI
Target
Costco WHOLESALE
Weis
KOHLS
Party City
BAM! BOOKS-A-MILLION
Michaels
LA Z BOY
petco
BED BATH & BEYOND
BOB'S FURNITURE
the Vitamin Shoppe
GameStop
SUPER CUTS
RED ROBIN
Patient First
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
CRACK!
LESLIE'S SHIRTS & ACCESSORIES
DOLLAR GENERAL
SUBWAY
metro PCS
SALLY BEAUTY
HAR BLOCK

The Point SC

GIANT
FINE WINE & GOOD SPIRITS
Panera
Staples
Durlington
BARGAIN OUTLET
DOLLAR TREE
AspenDental
infinite's

SITE

Union Square SC

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

Walmart
ALDI
sam's club

High Pointe Commons

Target
JCPenney
petco
Friendly's
FIVE GUYS
Chili's
Moe's
GNC
tropical CAFE
HAWAIIAN QUEEN
LANE BRYANT
verizon
GameStop
orange theory

Swatara Square

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



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221-223 Market Street

Harrisburg, PA 17101

Regional Market Overview

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



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COMMERCIAL BROKERAGE. *Redefined.*

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)