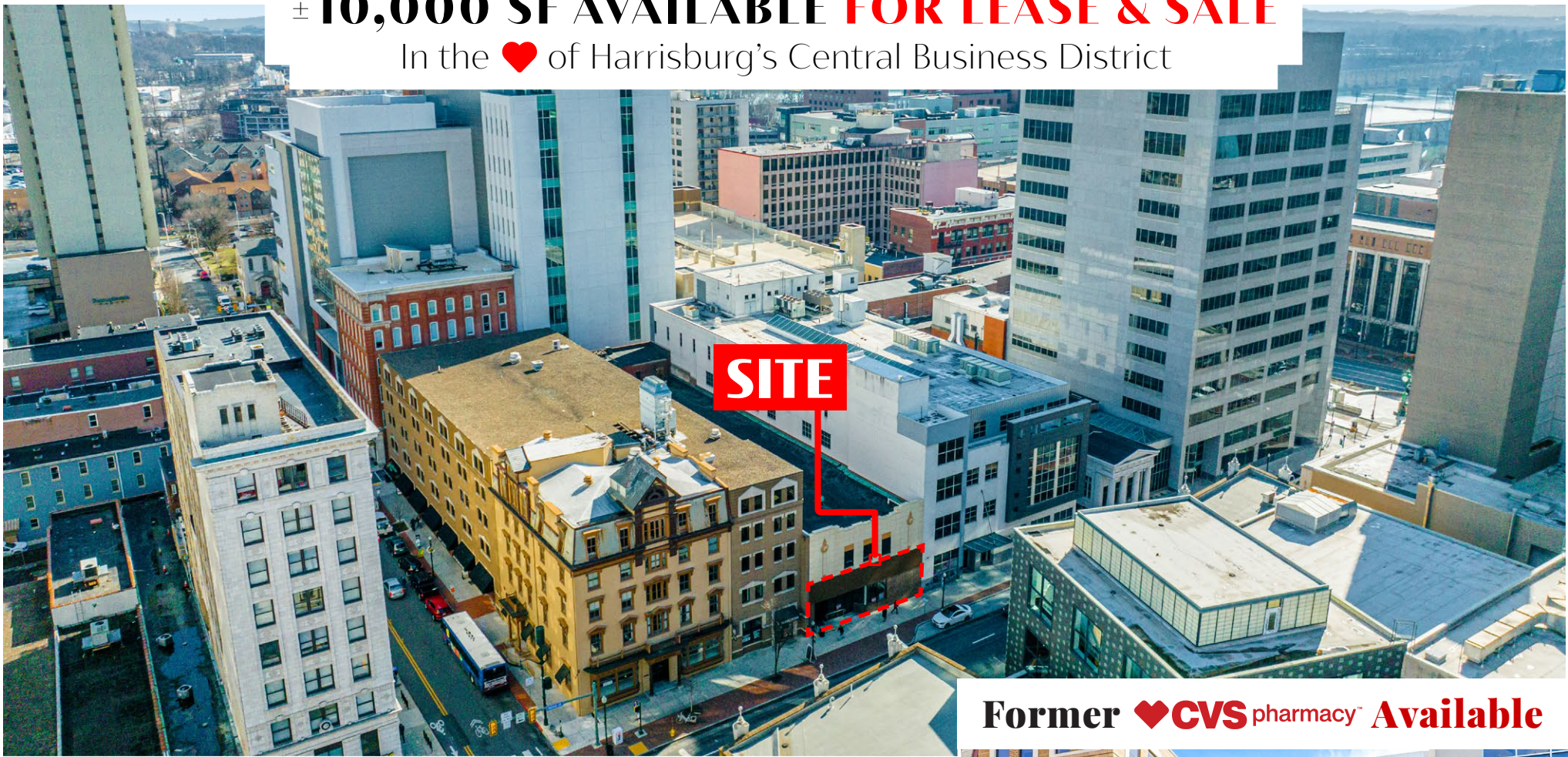


±10,000 SF AVAILABLE **FOR LEASE & SALE**

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.



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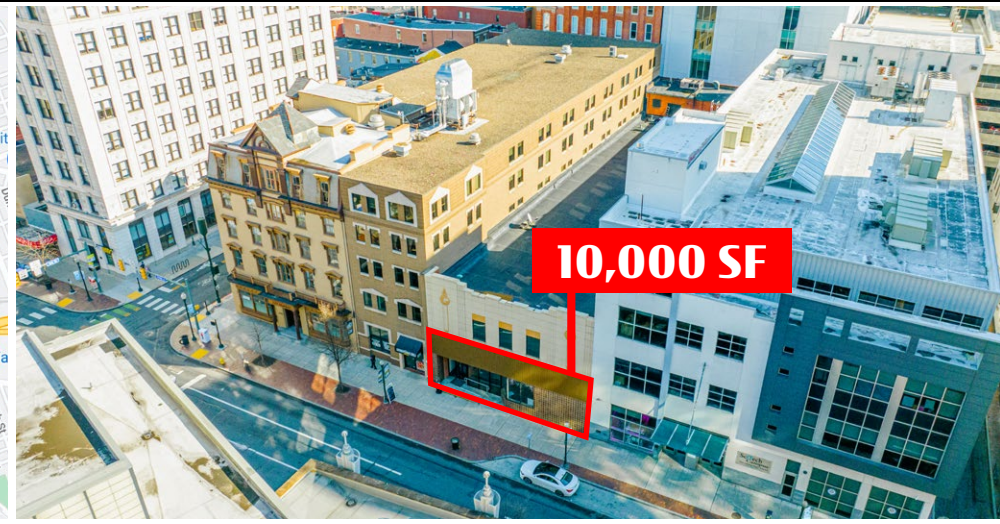
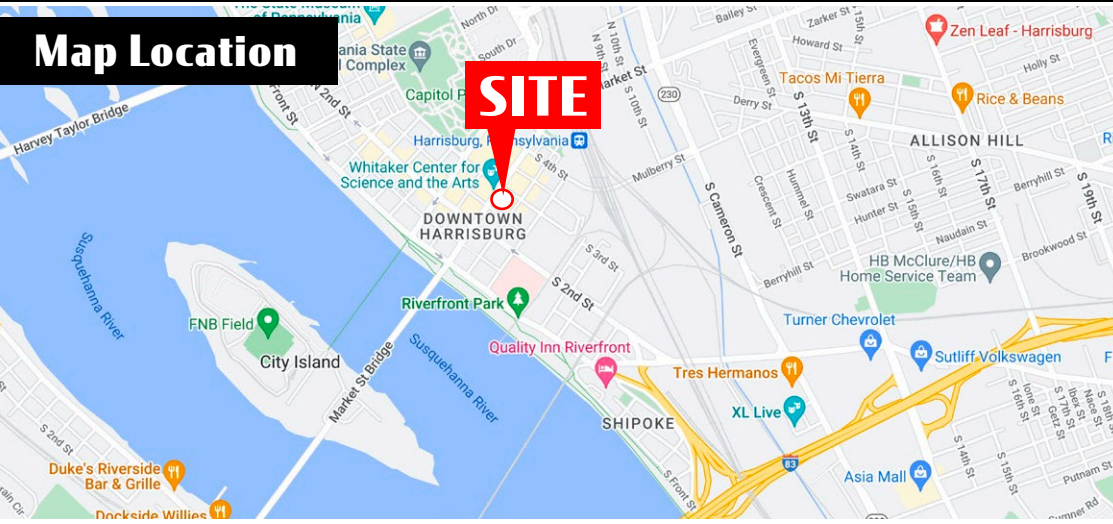
COMMERCIAL BROKERAGE. *Redefined.*

221-223 Market Street

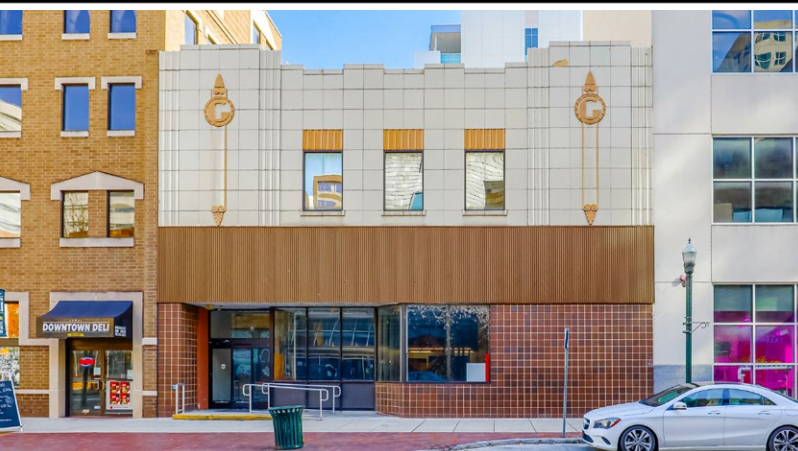
Harrisburg, PA 17101

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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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

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Retail Market Overview

MARKET AERIAL

Blue Mountain Commons

GIANT FINE WINE & GOOD SPIRITS petvalu
PNC BANK SUPERCUTS verizon

Colonial Commons

HOBBY LOBBY DICK'S Sporting Goods Marshalls HomeGoods
JO-ANN fabric and craft stores Tuesday Morning Center for Kids OLD NAVY
fIVE BEL'W ROSS BUSINESS FOR LESS ULTA DAVIDS
LifeWay xfinity Visionworks
Starbucks Dunkin' Donuts noodles Olive Garden FIVE GUYS

Blue Ridge Village

Joe's Dry Cleaners MOD Starbucks Panera
Great Clips CVS/pharmacy

Paxton Towne Center

Target Costco Wholesale Weis KOHL'S
Party City BAM! Michaels
LA Z BOY petco.com 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 CROUCH
ESLIE'S DRINKING FOOD SUPPLIES 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

SITE

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
petco.com GNC tropical CAFE
Chili's Moe's LIVE WELL
NEW COUNTRY LANE BRYANT
verizon GameStop orange theory

Swatara Square

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



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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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)