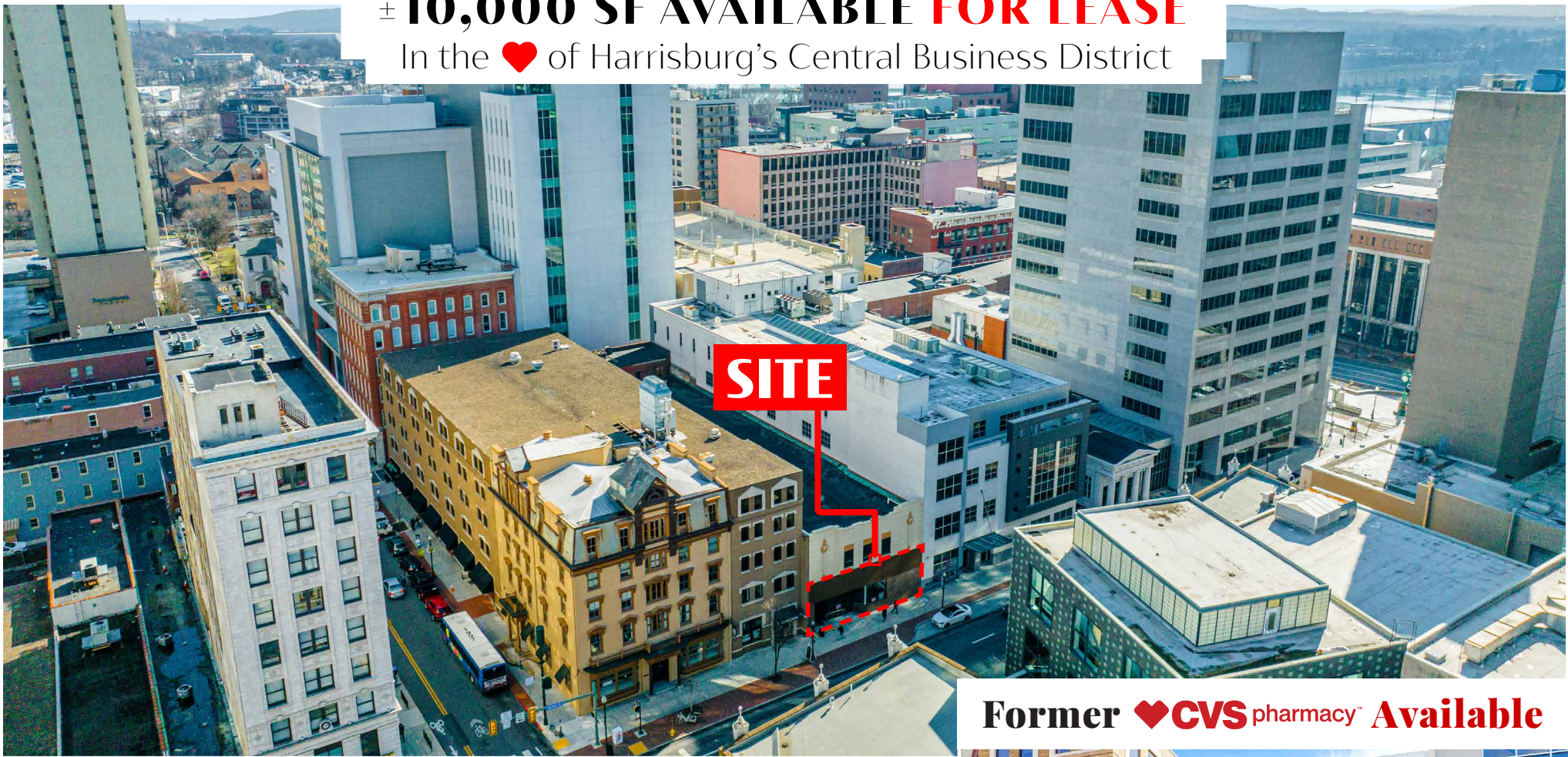


±10,000 SF AVAILABLE **FOR LEASE**
In the ♥ of Harrisburg's Central Business District



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



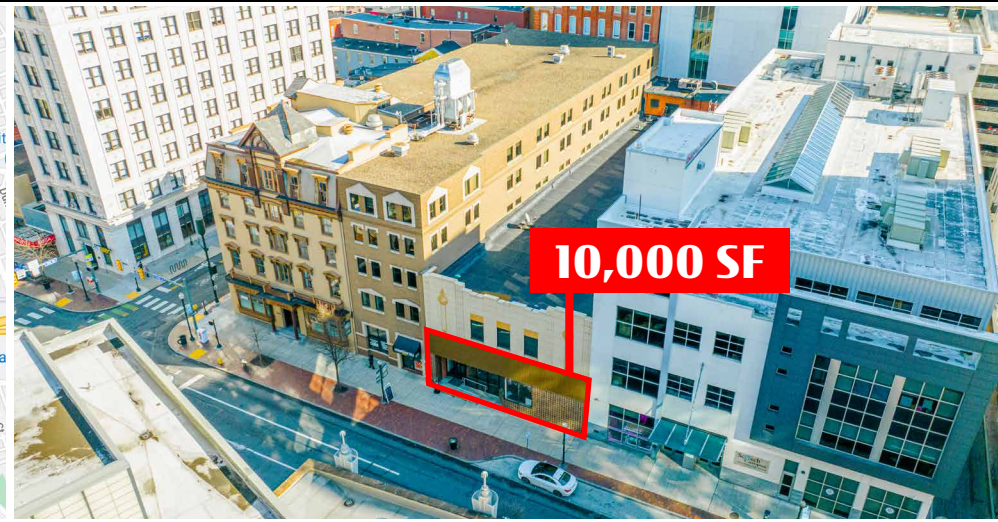
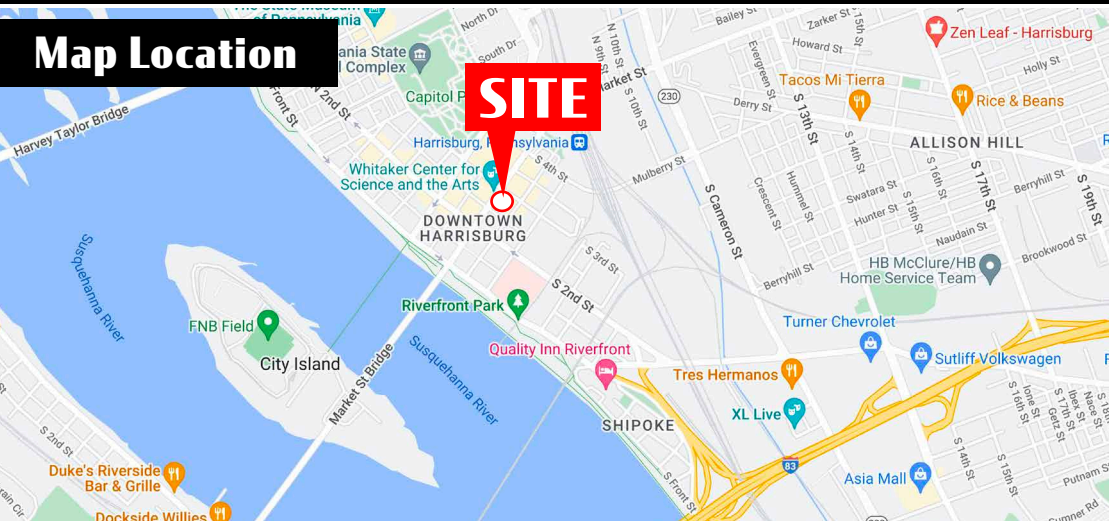
COMMERCIAL BROKERAGE. *Redefined.*

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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221-223 Market Street

Harrisburg, PA 17101

Downtown Overview Aerial



221-223 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
 Tidy Cleaners MOD STARBUCKS Panera
 Great Clips CVS/pharmacy

Colonial Commons
 HOBBY LOBBY DICK'S MARSHALLS HomeGoods
 JO-ANN fabric and craft stores Tuesday Morning Center for Senior Citizens OLD NAVY
 FIVE BELOW ROSS ULTA DAVIDS
 LifeWay xfinity Visionworks
 Starbucks noodles Olive Garden FIVE GUYS

Paxton Towne Center
 Target Costco Weis KOHL'S
 Party City BAM! 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
 PriceRite ASHLEY BIG LOTS! CRACK
 LESLIE'S FURNITURE 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 petco Friendly's FIVE GUYS
 Chili's Mac's GNC tropical CAFE
 H&M CUMMINS LANE BRYANT
 verizon GameStop orange theory

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



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

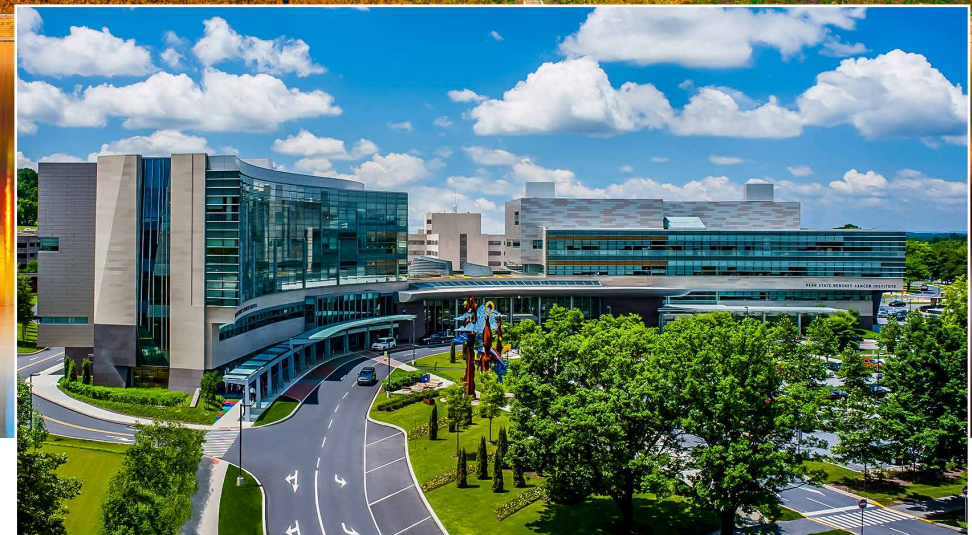
1. State Government
2. Milton S Hershey Medical Center
3. The Hershey Company
4. Hershey Entertainment & Resorts Co
5. UPMC Pinnacle Hospitals
6. Federal Government
7. Pennsylvania State University
8. PHEAA
9. United Parcel Service Inc
10. TE Connectivity Corporation



PennState Health
Milton S. Hershey Medical Center



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)