

321 North 2nd Street

HARRISBURG, PA | 17101

±11,998 SF
FOR LEASE



PROPERTY OVERVIEW

North Second Street is in the heart of Pennsylvania's capital city, a superbly-located intercity corridor surrounded by developments with a unique mix of award-winning contemporary design and authentic city block restorations and a blend of apartments, shops, eateries, offices, and more. 321 N 2nd Street is a former multi-level restaurant building that is centrally located in the heart of Harrisburg's Central Business District, only a few blocks away from the Harrisburg Train Station and bus station, a short walk from the riverfront, and near the State Capitol Building. Other nearby traffic generators include Harrisburg University, UPMC Hospital, UPMC nursing school, and Strawberry Square.



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.*

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STRAWBERRY
SQUARE®

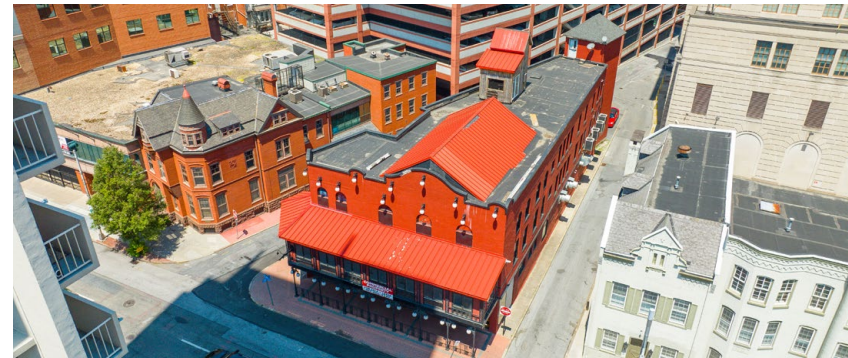
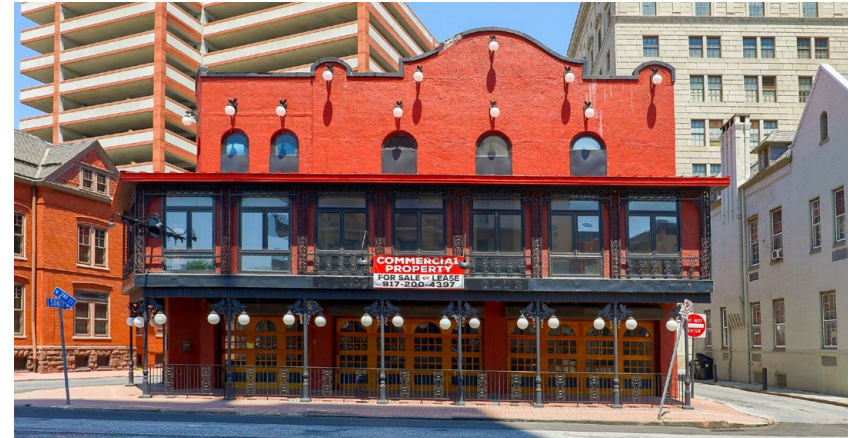
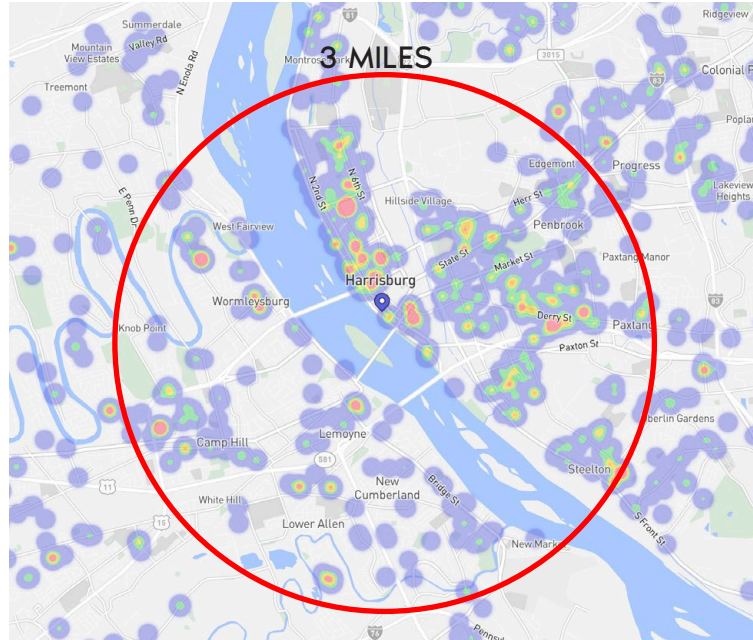
385.1K VISITS

UPMC

422 BEDS



1,022 STUDENTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,821	101,604	200,348
TOTAL EMPLOYEES	36,652	84,763	143,210
AVERAGE HHI	\$67,304	\$82,893	\$94,387
TOTAL HOUSEHOLDS	7,780	43,347	84,572
TRAFFIC COUNTS: N 2nd St ±9,400 VPD			



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MARKET OVERVIEW



SITE



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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