

3820 WALNUT ST

HARRISBURG, PA | 17109



**±2,629 SF
FOR SALE**

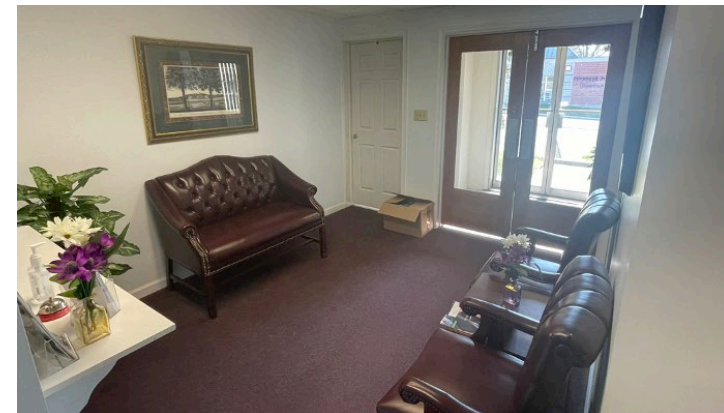


Tommy Ciccarone, Jr. | Abe Khan | Alec Werner
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

PROPERTY OVERVIEW

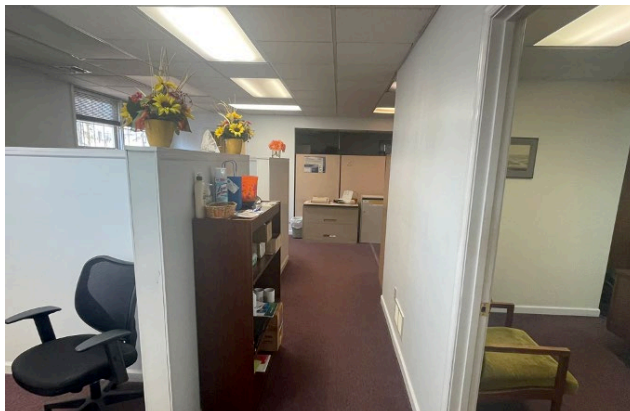
- Price: \$370,000 (\$140.74 PSF)
- Building Size: 2,629 SF
- 1-Story
- Site Size: 0.26 Acres
- Parking: 12 Spaces
- Traffic Counts: 22,627
- Downtown Harrisburg & State Capital accessible 3.5 miles west
- I-83 accessible 0.5 miles east



LEASE INFORMATION

TENANT NAME	MONTHLY RENT	ANNUAL RENT	EXPIRATION DATE	LEASE TERMS	OPTIONS
House of Hair	\$972	\$11,664	3/31/2024	Modified Gross	Two - 1 Year Options

- Exact square footage of leased space not obtained.
- Owner occupies remaining building area.



ZONING: MU1 - MIXED USE CORRIDOR - HIGH DENSITY

The MU-1 Mixed Use Corridor Districts are intended to address the revitalization and adaptive reuse of land use within the Herr Street and Walnut Street corridors. The district regulations address land use policies set forth in the Susquehanna Township Comprehensive Plan, including the encouragement of a mix of local-oriented, compatible commercial, retail, office and residential uses; rear access to properties, where possible; shared and/or public parking facilities located to the rear of the properties to limit curb cuts and traffic conflicts; and higher residential densities.

PERMITTED COMMERCIAL USES

- ° Office (Medical & Professional)
- ° Banks & Financial Institutions
- ° Retail
- ° Food & Beverage Stores
- ° Personal Care Services
- ° Automobile Rentals
- ° Mixed-Use
- ° Medical Marijuana Dispensary
- ° Restaurants
- ° Caterers
- ° Dry-Cleaning & Laundry Services

PERMITTED RESIDENTIAL USES

- ° Multi-Family
- ° Single-Family Attached & Semi-Detached Dwellings
- ° Group Home



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DEMOGRAPHICS/TRAFFIC COUNTS



WALNUT RD ±16,000 VPD CAPITAL BELTWAY ±48,000 VPD
LOCUST LANE ±6,000 VPD JONESTOWN RD ±30,000 VPD

SITE

WALNUT ST ±16,000 VPD



POPULATION

1 MILE- 12,911
3 MILE- 90,164
5 MILE- 187,447



EMPLOYEES

1 MILE- 6,722
3 MILE- 56,534
5 MILE- 128,002



AVERAGE HHI

1 MILE- \$88,973
3 MILE- \$92,351
5 MILE- \$101,940



HOUSEHOLDS

1 MILE- 5,479
3 MILE- 35,841
5 MILE- 77,849



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MARKET OVERVIEW

SHOPPES AT SUSQUEHANNA MARKETPLACE

ATHLETA at&t chico's Starbucks
 BANANA REPUBLIC J.Jill Clarks
 Eddie Bauer EST. 1920 Macaroni GRILL WHITE HOUSE BLACK MARKET
 francesca's pure barre
 NEW YORK & COMPANY
 WILLIAMS-SONOMA TALBOTS LOFT
 HAND & STONE PLOW & HEARTH HARVEST
MASSAGE AND FACIAL SPA Inspiring Home, Heart, Yard & Garden Since 1990 SEASONAL GRILL & WINE BAR

COLONIAL COMMONS

HOBBY LOBBY EVERY SEASON STARTS AT DICK'S SPORTING GOODS Starbucks
 JOANN Marshalls ULTA
 five BELOW Be HomeGoods Happy CHIPPOTLE MEXICAN GRILL
 OLD NAVY FIVE GUYS BURGERS and FRIES
 noodles & COMPANY xfinity Guitar Center
 DOLLAR TREE DAVID'S BRIDAL

sleep number. MATTRESS Warehouse Olive Garden

PEARLE FINE JEWELRY VISION at home THE HOME DEPOT
 FINE WINE & GOOD SPIRITS SportClips BB&T

AutoZone BEST BUY

TACO BELL verizon RITE AID

ALDI POPeYES McDonald's

COLONIAL PARK MALL

DQ Boscov's FUNTIME CHEEMS
 LONGHORN Red Lobster
 KFC

BURGER KING

Advance Auto Parts

Ford

Wendy's

Arby's

HOME DEPOT

ALDI

McDonald's

Santander

planet fitness KARN'S FOODS CVS pharmacy

The UPS Store UPS goodwill

MONRO MUFFLER/BRAKE & Service

Target

Panera Bread Red Robin

GIANT TOUCH OF COLOR FLOORING

CVS pharmacy VCF VALUE CITY FURNITURE

PAXTON SQUARE

planet fitness KARN'S FOODS CVS pharmacy
 The UPS Store UPS goodwill

PAXTON TOWNE CENTER

COSTCO WHOLESALE KOHL'S petco
 TARGET Michaels BOB'S DISCOUNT FURNITURE
 Panera Bread Red Robin BED BATH & BEYOND SUPER CUTS
 Party City GameStop

HARRISBURG EAST SC

GIANT TOUCH OF COLOR FLOORING
 CVS pharmacy VCF VALUE CITY FURNITURE

SITE

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

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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.

