


RETAIL PROPERTY  
**FOR LEASE**

**306 N 2ND ST**  
HARRISBURG, PA 17101



**Amber Corbo**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 306 N 2ND ST

## PROPERTY DETAILS

# FOR LEASE

\$1,275.00 PER MONTH (MG)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$1,275.00 SF/month (MG)
<b>Available SF</b>	2,100 SF
<b>Lot Size</b>	0.06 Acres

### PROPERTY SUMMARY

<b>Address</b>	306 N 2nd Street Harrisburg, PA 17101
<b>County</b>	Dauphin County
<b>Tax Parcel #</b>	04-029-008-000-0000
<b>Property Taxes</b>	\$8,695.67
<b>Year Built</b>	1900

### PROPERTY DESCRIPTION

2,100 SF of retail available along the heavily traveled 2nd Street in the City of Harrisburg. Surrounded by restaurants, corporations, and hotels, the location is ideal for foot traffic customers. The floor plan consists of two (2) large open rooms with storage in the rear.

### PROPERTY HIGHLIGHTS

- 2,100 SF retail space available for lease
- Floor plan offers endless possibilities
- Zoning offers a wide range of commercial uses

### LOCATION DESCRIPTION


Located just past the intersection of 2nd Street and Pine Street, the property is easily accessible off the Second Street Exit of I-83. Providing quick access to I-81 and I-83.

### BUILDING INFORMATION

<b># of Floors</b>	Three (3)
<b>Restrooms</b>	One (1)
<b>Business ID Sign</b>	Yes
<b>Parking</b>	Metered street parking
<b>Walls</b>	Drywall
<b>Floor Type</b>	Vinyl plank
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	Heat
<b>Electric</b>	PPL
<b>HVAC</b>	Central air
<b>Zoning</b>	Commercial Neighborhood

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306 N 2ND ST  
ADDITIONAL PHOTOS

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# 306 N 2ND ST


LOCATION MAP

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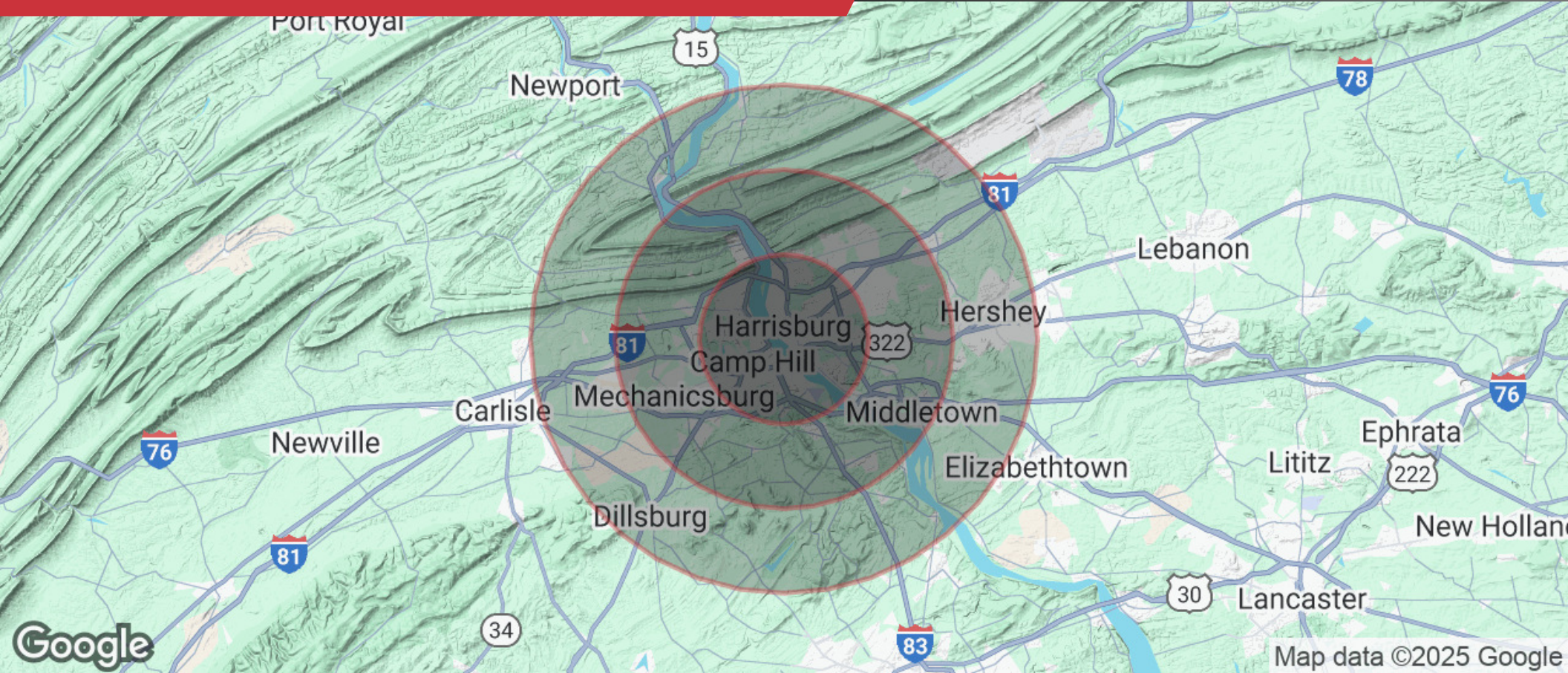
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## DEMOGRAPHICS

# FOR LEASE

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### POPULATION

5 MILES	10 MILES	15 MILES
190,885	407,467	546,996



### HOUSEHOLDS


5 MILES	10 MILES	15 MILES
78,697	164,096	219,546



### INCOME

5 MILES	10 MILES	15 MILES
\$93,386	\$107,095	\$108,380

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