



Redevelopment Opportunity
FOR SALE IN OLDE UPTOWN HARRISBURG

1919-1929 N 3rd STREET, HARRISBURG, PA

OLDE UPTOWN REDEVELOPMENT OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Exceptional redevelopment/adaptive reuse opportunity in the heart of an up-and-coming neighborhood in Olde Uptown Harrisburg. Easily accessible from desirable Midtown neighborhoods and just blocks from the new Federal Courthouse, this 28,150 SF one-story building affords a new owner/developer the opportunity to own almost an entire city block in one of the more desirable locations in the city. A former industrial warehouse, the building is equipped with multiple points of access and loading capacity, a solid structure, and abundant power to suit a variety of purposes and provide multiple redevelopment options. Commercial Neighborhood zoning allows for numerous in-demand uses including education/childcare and community centers, medical offices, farmer's markets, grocery stores, retail, office, and redevelopment as multifamily. An outstanding opportunity for a developer to make their mark on a fast-growing neighborhood in the heart of Harrisburg.

PROPERTY HIGHLIGHTS

- 28,150 SF former industrial building presents a variety of options for redevelopment
- Permitted uses include retail, office, medical, education and community centers, multifamily, and much more
- Outstanding location occupying almost an entire city block in the heart of Olde Uptown, close to both Midtown Harrisburg amenities and new Federal Courthouse

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PROPERTY DETAILS

SALE PRICE	\$720,000
PRICE PER SF	\$24.00
LEASE RATE	Negotiable
LEASE TYPE	NN
LEASE AVAILABILITY	Up to 28,150 SF
ZONING	CN - Commercial Neighborhood

LOCATION INFORMATION

STREET ADDRESS	1919-1929 N 3rd Street
CITY, STATE, ZIP	Harrisburg, PA 17102
COUNTY	Dauphin County
MARKET	Downtown Harrisburg

BUILDING INFORMATION

BUILDING SIZE	28,150 SF
LOT SIZE	0.79 AC
TENANCY	MULTIPLE
YEAR BUILT	1920
GROSS LEASABLE AREA	Up to 28,150 SF
PERMITTED USES	Retail, Grocery, Restaurant, Some Medical, Office, and More



REDEVELOPMENT RENDERING



REDEVELOPMENT RENDERING

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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LEASE PLAN (POTENTIAL MULTI-TENANT LAYOUT)



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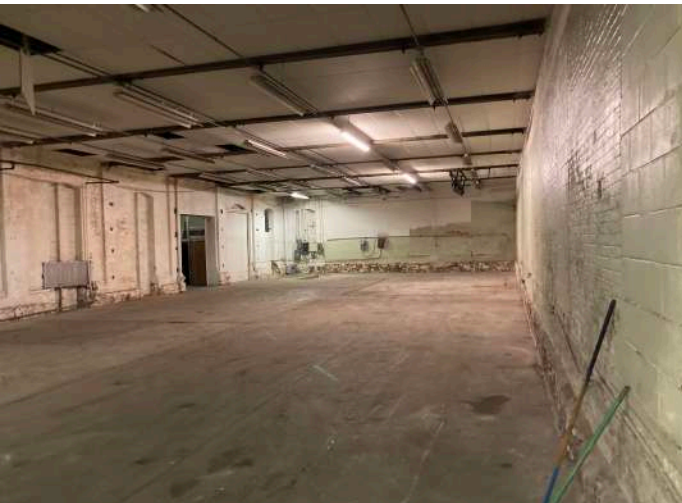
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ADDITIONAL PHOTOS



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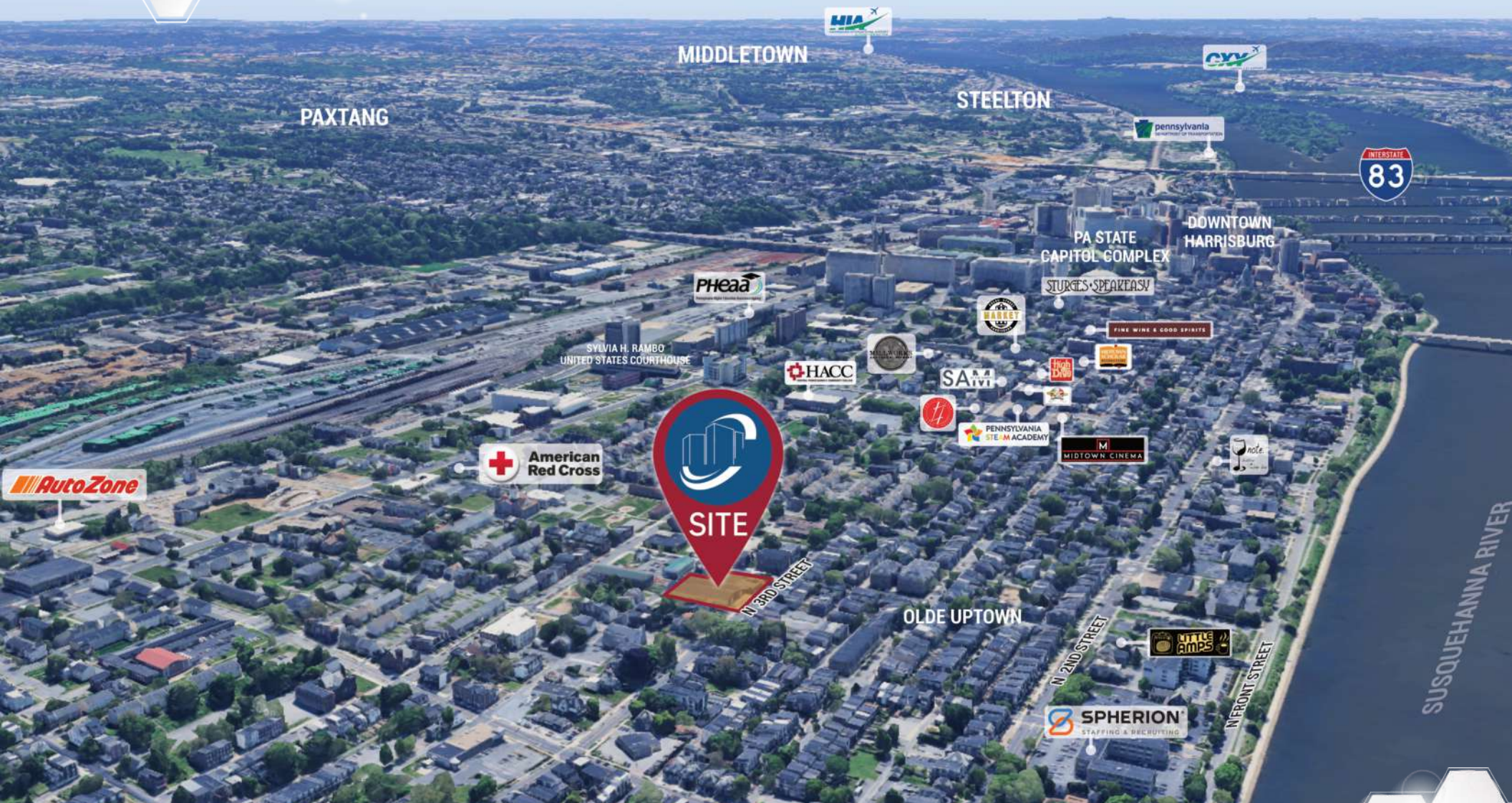


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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	18,145
3 MILE	98,330
5 MILE	205,754

HOUSEHOLDS

1 MILE	8,547
3 MILE	41,950
5 MILE	85,596

AVERAGE HOUSEHOLD INCOME

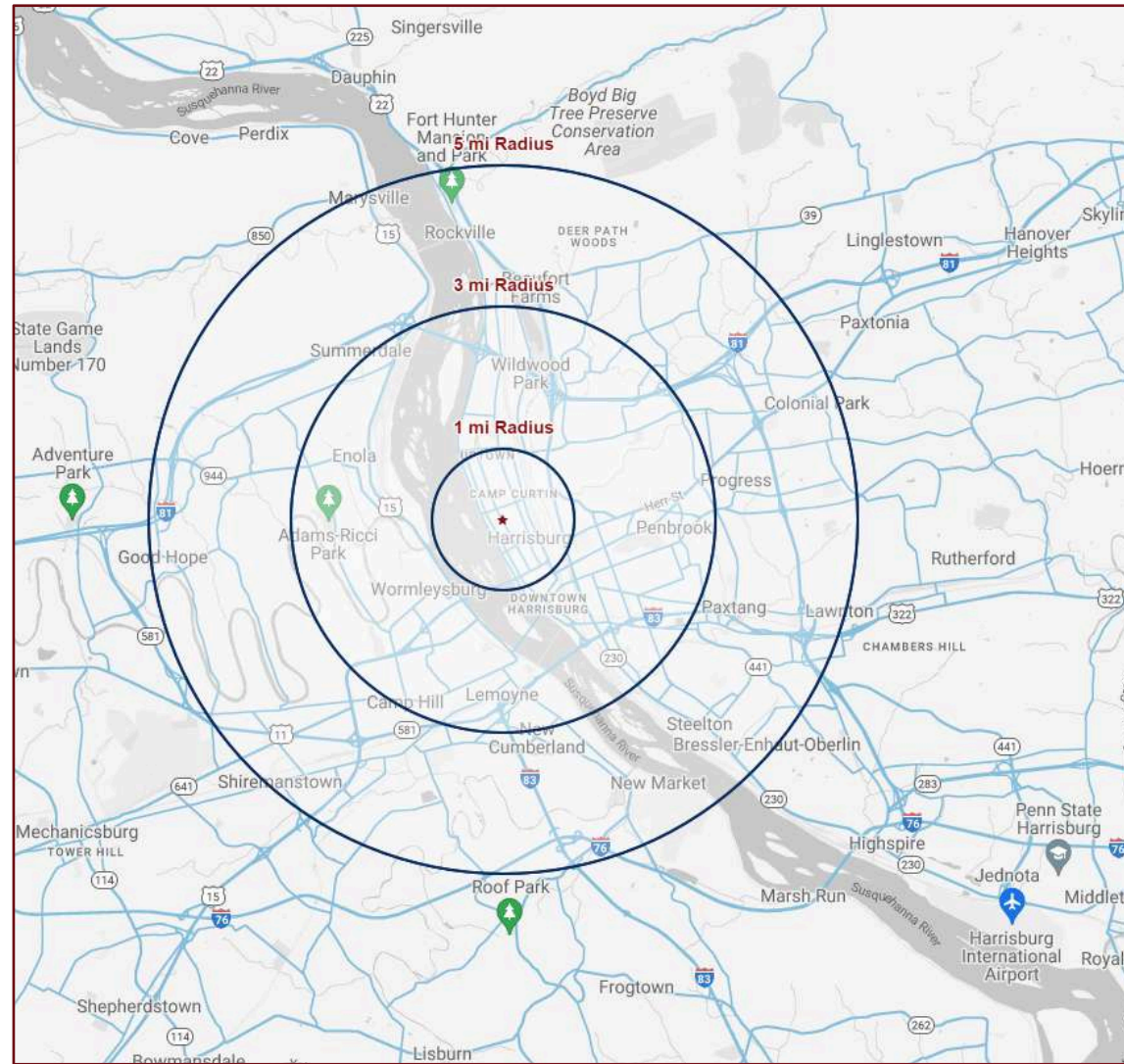
1 MILE	\$73,153
3 MILE	\$84,987
5 MILE	\$99,829

TOTAL BUSINESSES

1 MILE	978
3 MILE	4,749
5 MILE	9,456

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	15,134
3 MILE	77,444
5 MILE	132,970



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AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



POPULATION
50,730



HOUSEHOLDS
21,818



AVG HH INCOME
\$66,864



MEDIAN AGE
32.0



BUSINESSES
2,538



EMPLOYEES
52,337

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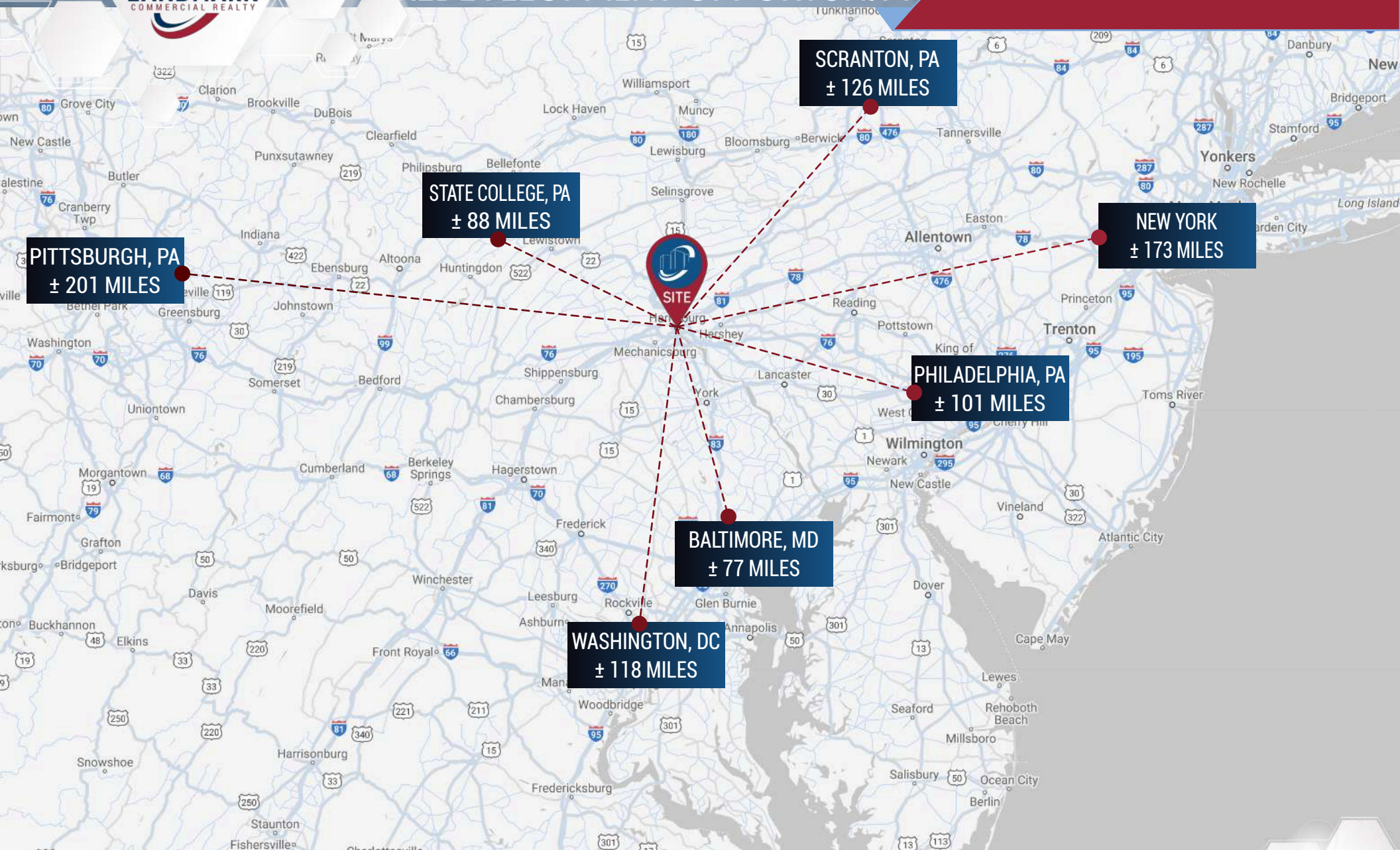


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