




# 3710 WALNUT STREET HARRISBURG, PA



**LANDMARK COMMERCIAL REALTY**

425 N 21<sup>st</sup> St., Ste 302, Camp Hill, PA

 (717) 731.1990

 [www.LandmarkCR.com](http://www.LandmarkCR.com)

# AVAILABLE FOR SALE

*freestanding retail building*

3710 Walnut Street, Harrisburg, PA 17109

Freestanding Retail Building for Sale



## PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present this fully renovated ±2,000 SF freestanding commercial building situated on approximately 0.5 acres along a highly visible corridor with over 15,000 vehicles per day. Located less than one mile from I-83, the property offers excellent access to N. Progress Avenue and the rapidly expanding Linglestown Road corridor, surrounded by more than 100,000 SF of retail and commercial growth. Ample on-site parking and Mixed Use zoning allow for a wide range of applications, including fast casual dining, medical or professional office, banking, and retail.

Ownership has invested approximately \$300,000 over a two-year period to fully renovate the property, including securing all necessary permits and approvals. Now delivered as a turnkey asset, this is a rare opportunity for an owner-user or investor to capitalize on a move-in ready building in a high-growth, high-visibility location.

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### PROPERTY HIGHLIGHTS



- Building has approximately 4,192 SF
- ± 2,000 in the basement for additional storage
- Great visibility with street frontage on heavily traveled Walnut Street/ Route 22 with 32,000 VPD
- Building currently being used as a Skill Games/Tobacco Store
- Mixed-Use (MU) zoning allows for general retail, restaurant, financial services, medical and professional offices and more.

### PROJECT ABSTRACT

#### SALE DETAILS

SALE PRICE	\$725,000
BUILDING SIZE	4,192 sf
LOT SIZE	0.50 Ac
APN	62-034-015
PROPERTY TAXES (2026)	\$7,669

#### LOCATION

Municipality	Susquehanna Township
County	Dauphin County

#### ZONING

Zoning	Mixed-Use - (MU)
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### PROPERTY DETAILS

Number of Buildings	1
Building Size	4,192 SF
Lot Size	0.50 Ac
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	Per Suite
Parking	± 25 Spaces
Year Built   Renovated	1960 / 2025

### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle
Power	?
HVAC	Rooftop
Sprinklers	?
Security	?
Signage	Pylon   On Building

### MARKET DETAILS

Cross Streets	Walnut St & N 36th St
Municipality	Susquehanna Township
County	Dauphin County
Zoning	Mixed-Use (MU)
Permitted Uses	General retail, restaurant, financial services, medical and professional offices & more

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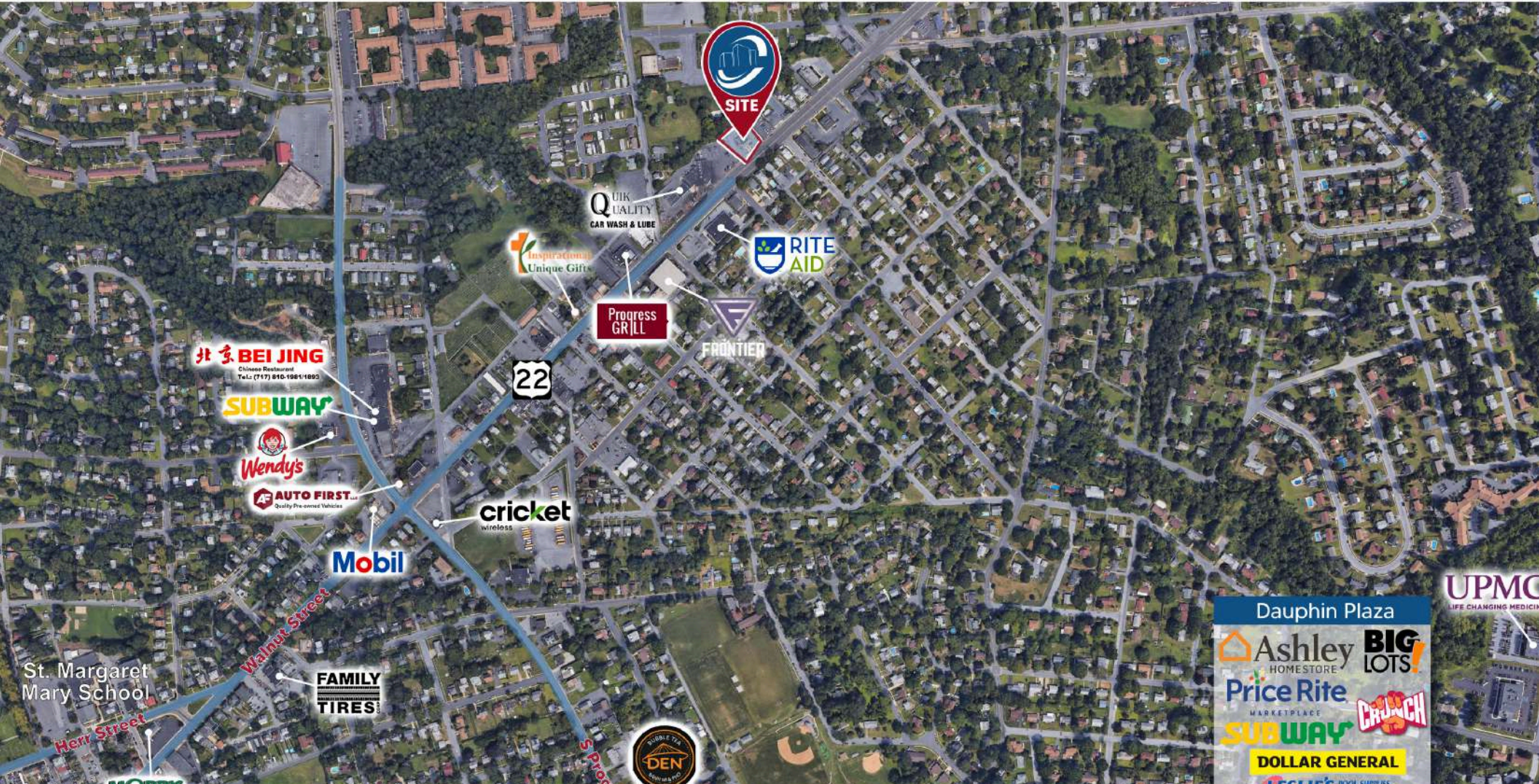


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## LOCATION - Regional



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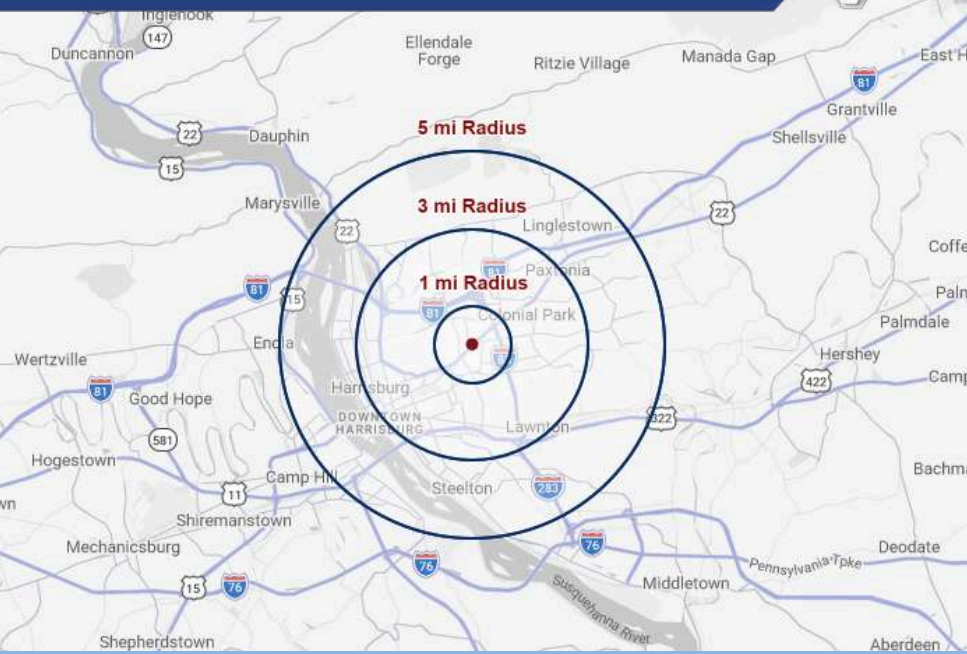
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## LOCATION & DEMOGRAPHICS

**HARRISBURG, PA:** 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.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,143	98,314	194,658
Households	5,594	39,271	80,917
Average Household Income	\$88,605	\$86,581	\$98,103
Businesses	476	4,287	8,530
Employees	6,276	71,867	126,574

### WHAT'S NEARBY...



SHERWIN-WILLIAMS



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## ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

### BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

### CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

### MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

## PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



- |               |            |
|---------------|------------|
| HARRISBURG    | CARLISLE   |
| STATE COLLEGE | YORK       |
| ALLENTOWN     | GETTYSBURG |
| HAZLETON      | LEBANON    |
| HAGERSTOWN    | LANCASTER  |
| CHAMBERSBURG  | HERSHEY    |

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



## CONFIDENTIALITY & DISCLAIMER

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### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.