



FREESTANDING RETAIL BUILDING FOR LEASE

3710 WALNUT STREET, HARRISBURG, PA 17109



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY

Landmark Commercial Realty is pleased to present this exceptional opportunity to lease a $\pm$ 2,000 SF freestanding retail building, strategically situated on a vibrant commercial thoroughfare. Located on half an acre, the property provides ample on-site parking. Its Mixed Use zoning permits a diverse range of commercial applications. Boasting visibility from 15,000 vehicles daily and situated less than 1 mile from I-83, the site benefits from its connectivity to N Progress Ave and the over 100,000 SF of commercial and retail growth along Linglestown Road. Given its prime location, ideal uses for the property encompass fast casual dining, medical/office spaces, banks, and retail establishments.

PROPERTY HIGHLIGHTS

- $\pm$ 2,000 SF basement for additional storage
- Versatile layout, originally designed with drive thru
- Great visibility with street frontage on heavily traveled Walnut Street -  with 32,000 VPD
- Close proximity to local amenities and restaurants including:



PROPERTY DETAILS

Lease Price

\$3,500 per Month*

Lease Type

NNN Lease**

LOCATION INFORMATION

BUILDING NAME	Former Hollywood Professional Dry Cleaners
STREET ADDRESS	3710 Walnut Street
CITY, STATE, ZIP	Harrisburg, PA 17103
COUNTY	Dauphin County
MARKET	Susquehanna Township

BUILDING INFORMATION

BUILDING SIZE	4,192 SF
OCCUPANCY	Vacant
TENANCY	Single
YEAR BUILT	1960
GROSS LEASABLE AREA	2,096 SF
ADDITIONAL STORAGE	± 2,024 SF BASEMENT
CONSTRUCTION STATUS	Existing

* Property being leased "as-is"

** The tenant is responsible for covering all expenses, including maintenance, utilities, property taxes, and insurance.

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing
LOT SIZE	0.50 AC
APN #	62-034-015
PROPERTY TAXES (2023)	\$6,269.24

PARKING AND TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	12.5 / 1,000
NUMBER OF SPACES	± 25

UTILITIES & AMENITIES

SIGNAGE	Yes
RESTROOMS	1 Public
CENTRAL AC	Yes
HVAC	Rooftop
ROOF	Shingle

LOCATION



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

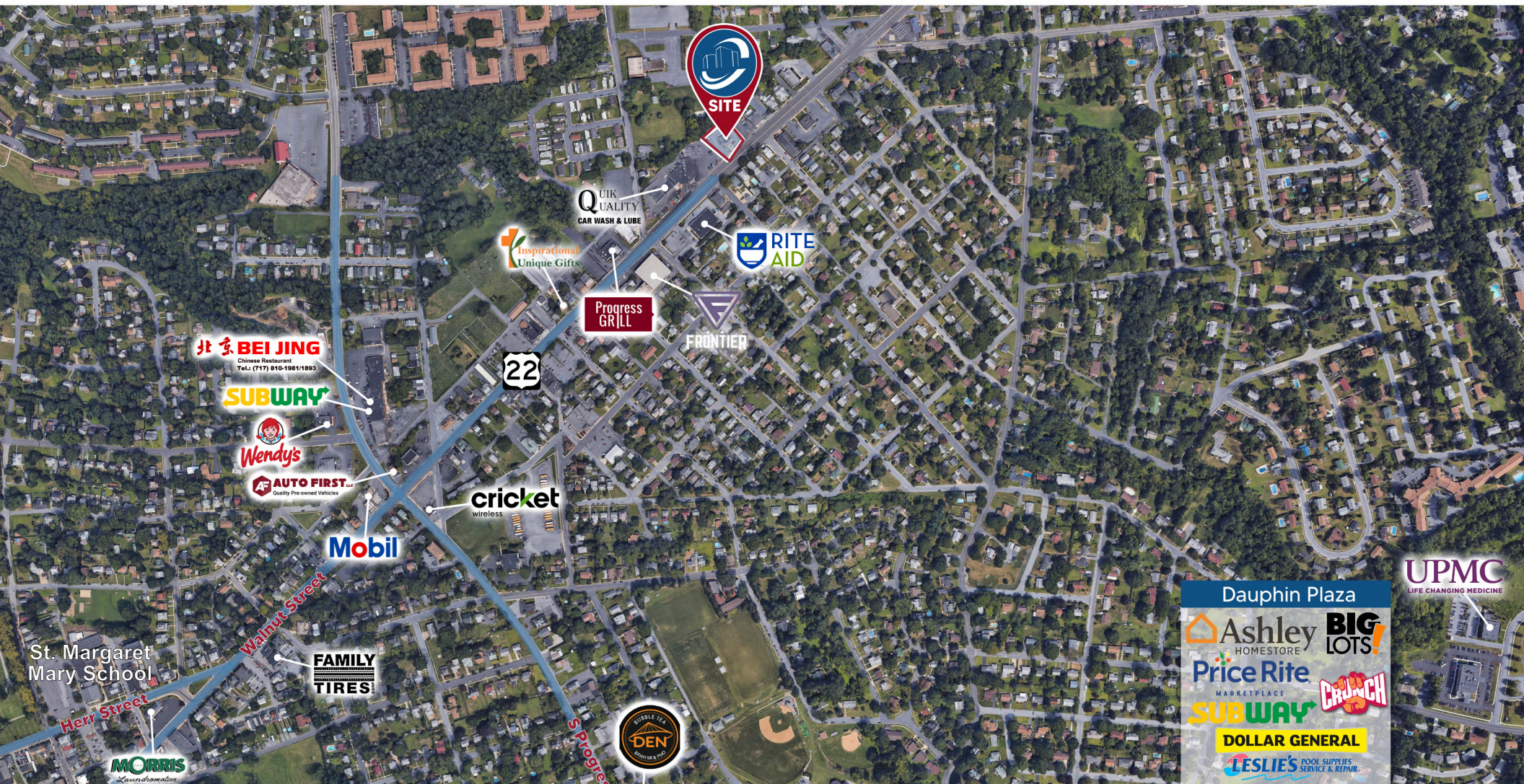
BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313

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AERIAL



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DEMOGRAPHICS

POPULATION

1 MILE	12,790
2 MILE	94,431
3 MILE	189,921

HOUSEHOLDS

1 MILE	5,324
2 MILE	37,754
3 MILE	78,933

AVERAGE HOUSEHOLD INCOME

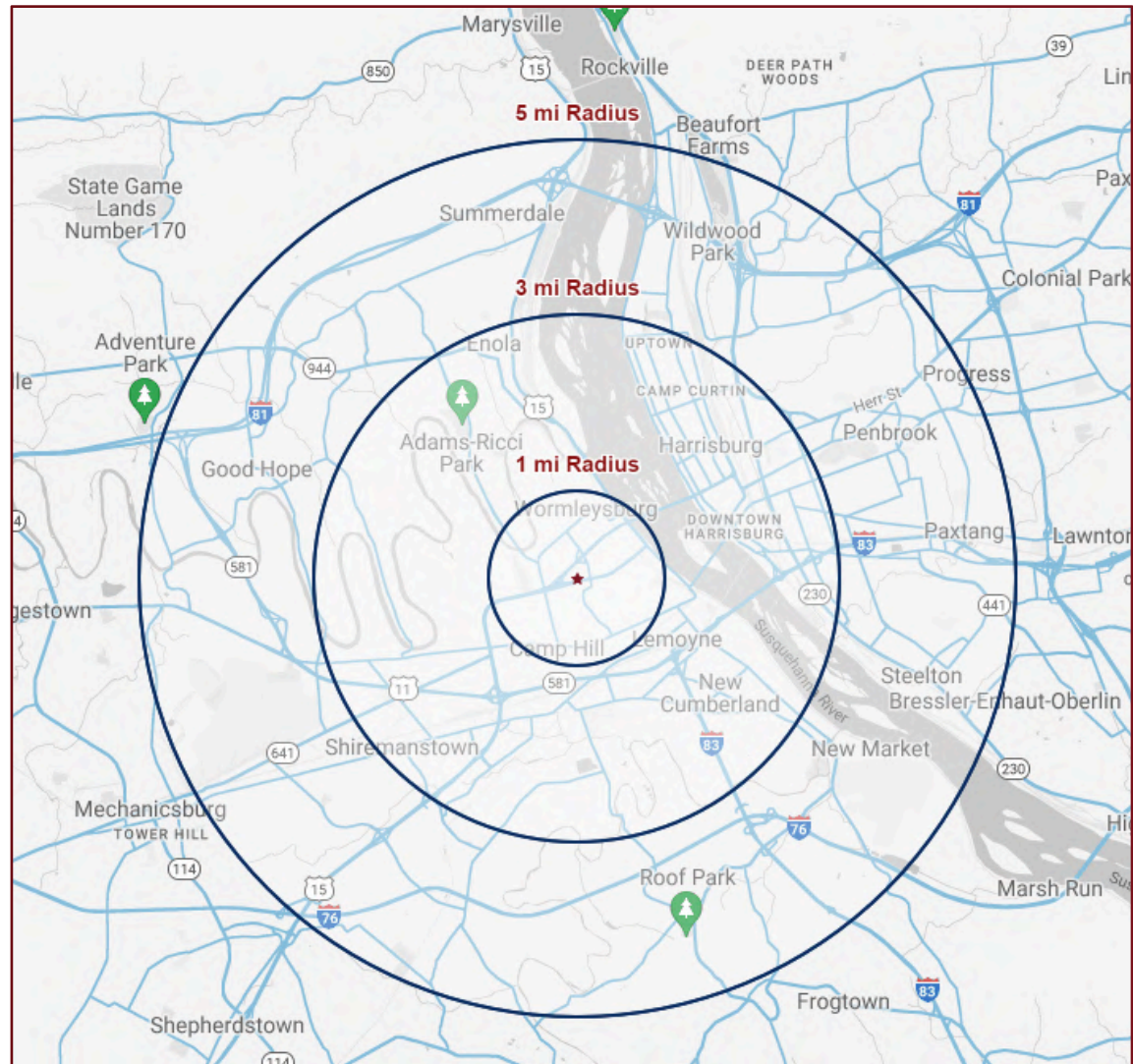
1 MILE	\$92,069
2 MILE	\$88,979
3 MILE	\$102,206

TOTAL BUSINESSES

1 MILE	460
2 MILE	4,107
3 MILE	8,238

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,208
2 MILE	73,008
3 MILE	131,111



AREA OVERVIEW

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.



DAUPHIN COUNTY DEMOGRAPHICS



50,730



21,818



\$66,864



32.0



2,538



52,337

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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.