

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$917,500
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Building Size:	8,267 SF
Available SF:	912 - 3,646 SF
Municipality:	Harrisburg City
County:	Dauphin
Lot Size:	0.42 Acres
Year Built:	1987
Zoning:	RF-River Front

PROPERTY OVERVIEW

Excellent opportunity to purchase a two story, 8,267 sq. ft. office building. 3,646 SF first floor suite and 912 SF 2nd floor suite available for lease. Ideal for buyer who wants available space or ideal for buyer who wants entire building as owner can relocate.

PROPERTY HIGHLIGHTS

- 8,267 SF office building for sale or lease
- 21 on-site parking spaces. Can be expanded to 24 by paving an area for 3 additional spaces. Nine (9) additional spaces can be obtained by implementing a double-parking strategy.
- Owner can vacate to make entire building available to new owner/user.
- Central Air

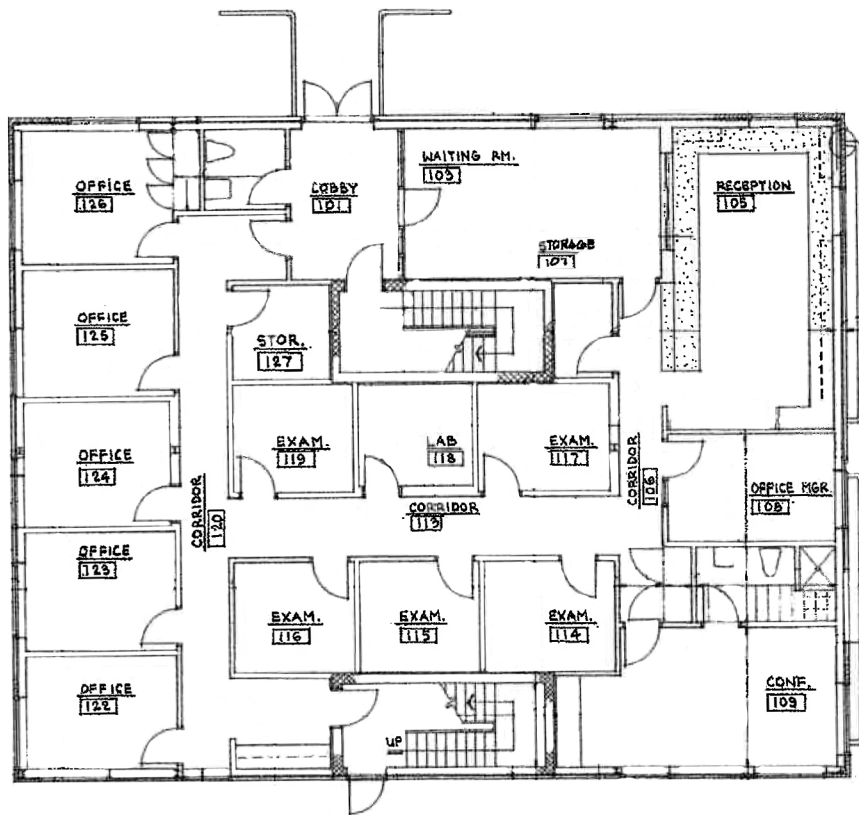


Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

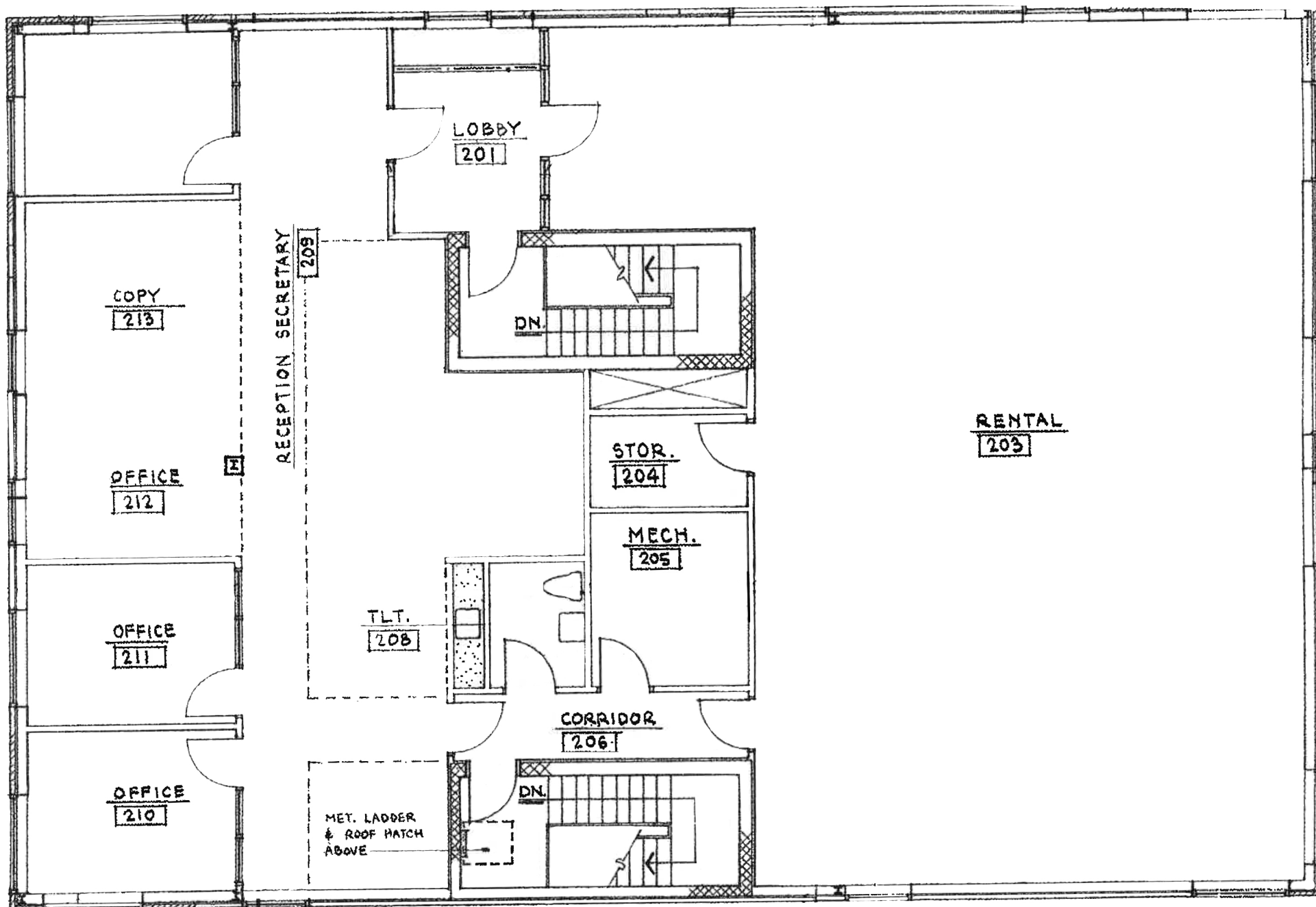
Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

ADDITIONAL PHOTOS





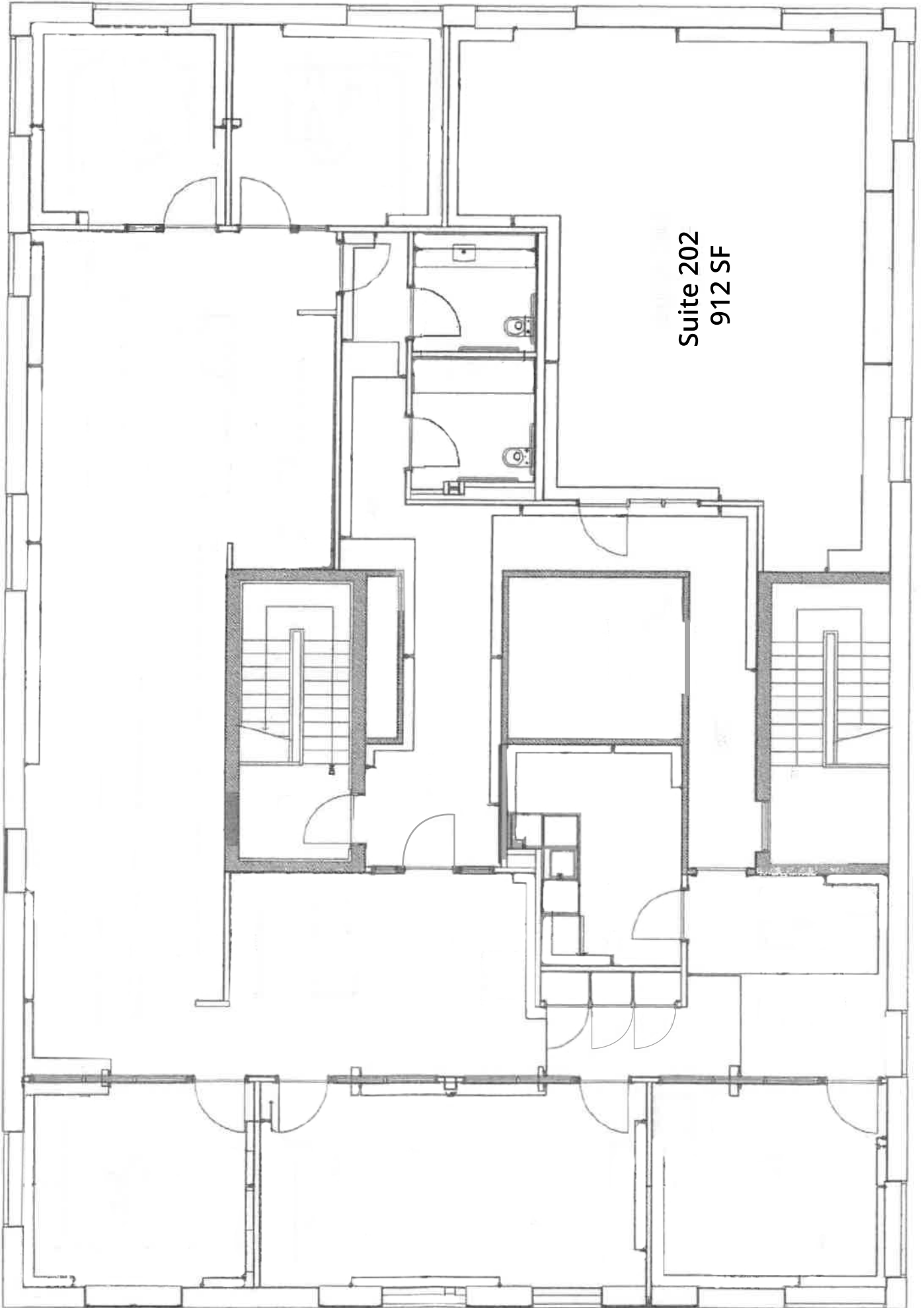
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



S E C O N D F L O O R P L A N

S C A L E

$\frac{1}{8}'' = 1' - 0''$



Suite 202
912 SF

AERIAL

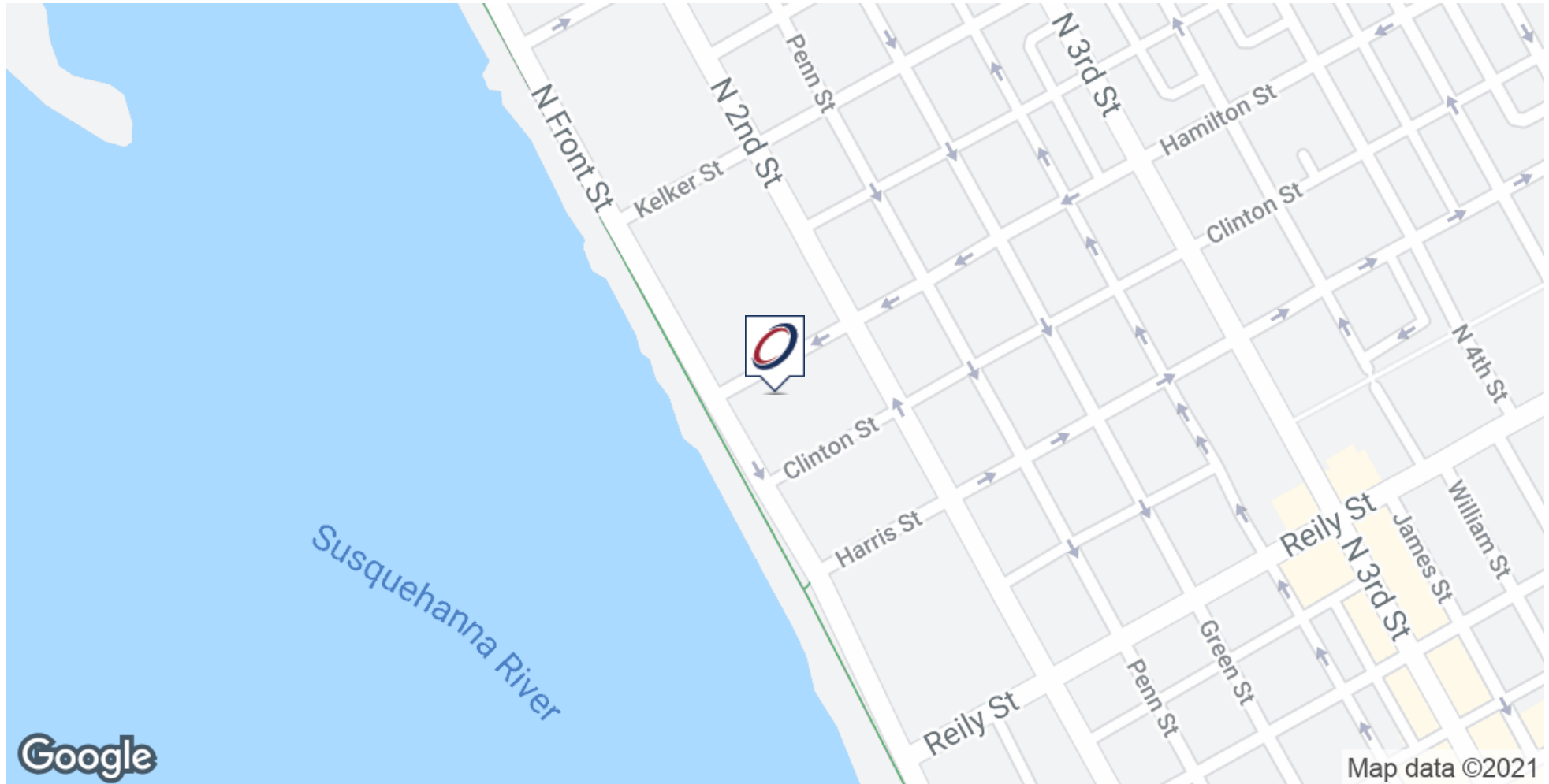


1631 N FRONT STREET

OFFICE PROPERTY FOR SALE / LEASE

1631 N Front Street Harrisburg, PA 17102

LOCATION MAP



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rbrenner@landmarkcr.com

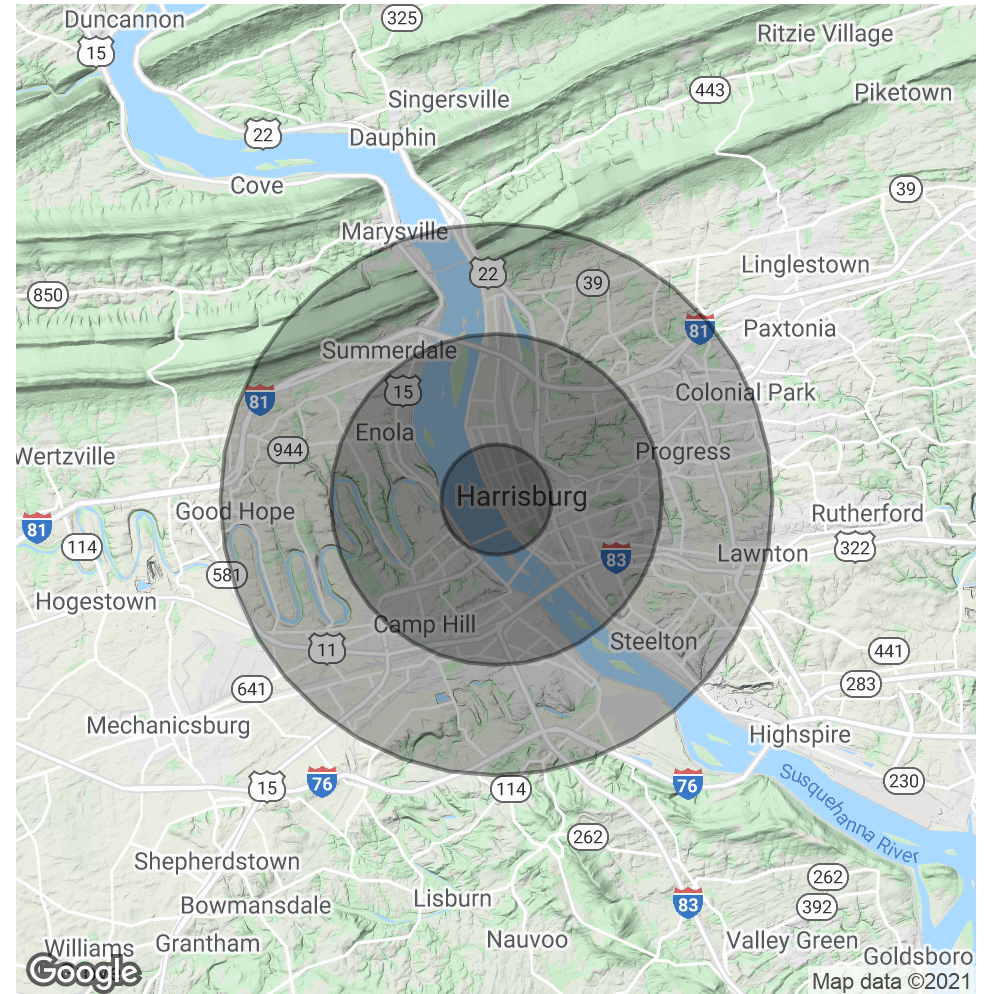
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,393	91,119	194,546
Average age	36.6	35.3	37.7
Average age (Male)	34.6	33.0	35.6
Average age (Female)	39.1	36.9	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,258	39,457	81,414
# of persons per HH	2.1	2.3	2.4
Average HH income	\$42,161	\$51,178	\$60,550
Average house value	\$100,186	\$139,861	\$158,942

* Demographic data derived from 2010 US Census



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