



Offering Memorandum

Alexander Grass Campus for Jewish Life

2986 N 2nd Street, Harrisburg, PA 17110

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NAICIR

EXECUTIVE SUMMARY

The availability of the Alexander Grass Campus for Jewish Life (the “Campus”) presents an exceptional opportunity to acquire a premier 6.42-acre riverfront campus in Harrisburg, Pennsylvania. The property encompasses six (6) buildings totaling approximately 94,000 square feet, complemented by an underground parking structure accommodating 136 vehicles. Recently renovated and thoughtfully maintained, the Campus occupies a highly desirable setting within Harrisburg’s historic Olde Uptown riverfront neighborhood.

The Campus has a rich and distinguished history. Originally the estate of the McCormick family, one of Harrisburg’s most prominent families, the property later served as the home of the Harrisburg Academy. Subsequently acquired and redeveloped by the Pennsylvania State System of Higher Education as the Dixon University Center, the Campus functioned as a collaborative educational hub serving numerous colleges and universities throughout Pennsylvania. The property was later acquired by the Jewish Federation of Greater Harrisburg and extensively renovated to create the Alexander Grass Campus for Jewish Life.

Today, the Campus consists of a functionally diverse collection of institutional and community-oriented facilities, including an administrative building with meeting and conference spaces, a full-service fitness center, executive and administrative offices, a mansion-style office building, a senior community center, a community services office building, a comprehensive early childhood education center, and a K–8 educational academy. All buildings feature attractive brick exteriors and are designed in a cohesive architectural theme, creating a distinctive campus environment.

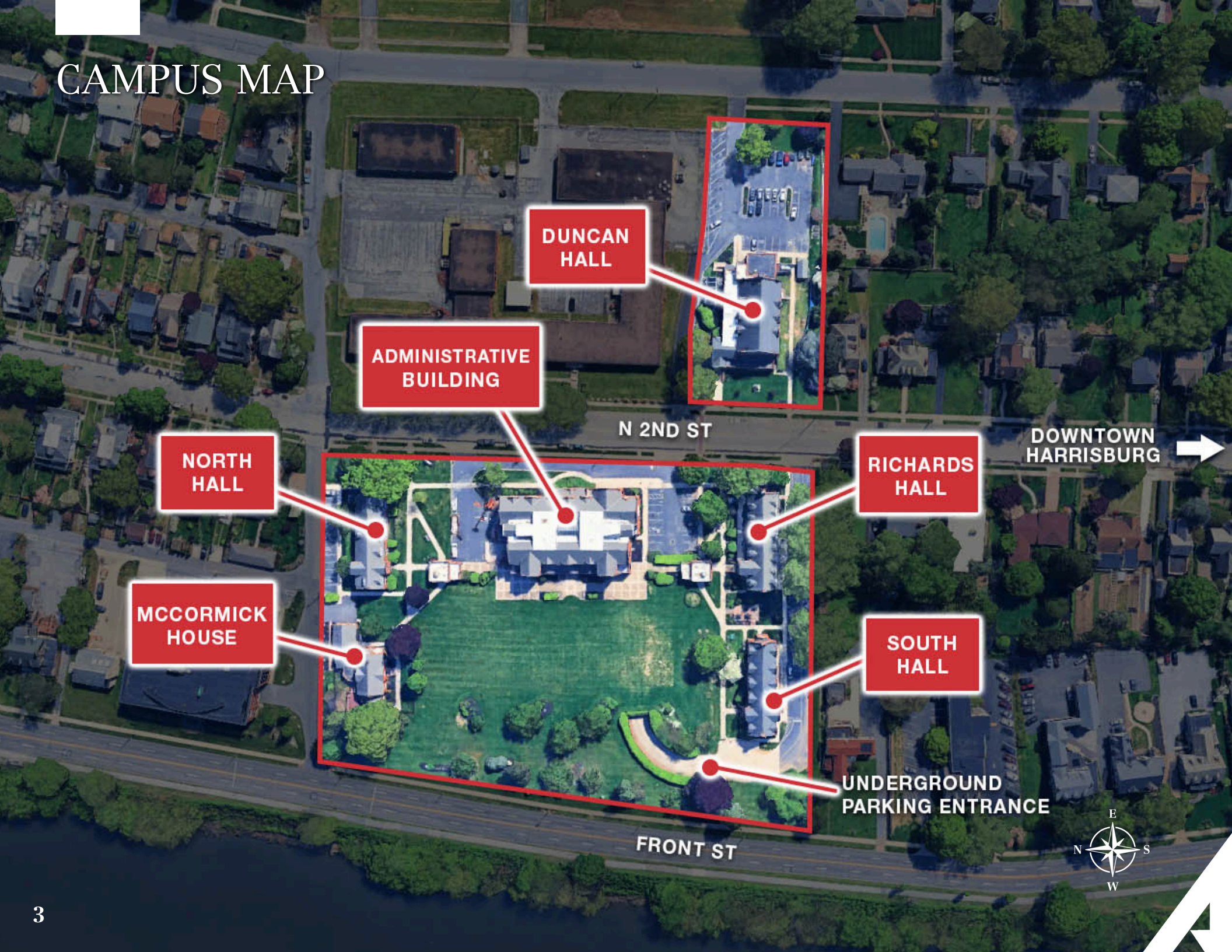
The 6.42-acre site is enhanced by professionally landscaped grounds, recreational areas, an underground parking garage, and ample surface parking. Its combination of historic character, modern improvements, institutional infrastructure, and prominent riverfront location creates a unique and highly flexible opportunity for continued educational, community, nonprofit, healthcare, residential, or mixed-use redevelopment.

OFFERING SUMMARY

ADDRESS	2986 N 2 nd Street, Harrisburg, PA
APN	tbd
MUNICIPALITY	City of Harrisburg
TOTAL AC	6.42 AC
TOTAL SF	Approx. 94,000 SF
# OF BUILDINGS	6
ZONING	tbd



CAMPUS MAP



ADMINISTRATIVE BUILDING



ADMINISTRATIVE BUILDING



DETAILS

SQUARE FEET	39,066 SF
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YEAR BUILT	1995
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YEAR RENOVATED	2023
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PARKING (GARAGE & SURFACE)	137 Spaces
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PREVIOUS USE	Admin Offices, Gym, Event Space
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DESCRIPTION

The Administration Building is a 39,066-square-foot facility constructed in 1995. Previously utilized for administrative offices, a gym, and event space, the building overlooks the campus courtyard and offers scenic views of the Susquehanna River.

The building provides a flexible layout suitable for office, institutional, educational, community, or recreational uses. A 108-space parking garage is located beneath the courtyard, providing convenient on-site parking and direct access to the campus.

ADMINISTRATIVE BUILDING



DUNCAN HALL



DUNCAN HALL



DESCRIPTION

Duncan Hall is a 19,113-square-foot building originally constructed in 1929 and most recently operated as an early childhood education center (daycare).

The building features a traditional educational layout and is well-suited for childcare, educational, community service, or office conversion opportunities.

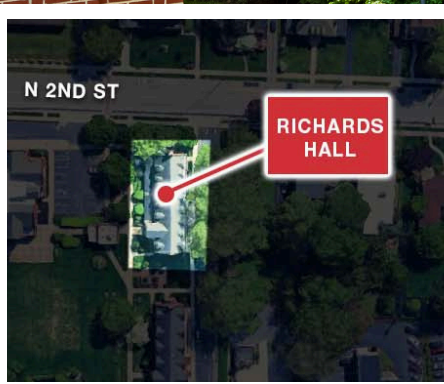
The building serves as the hub for the underground HVAC system, powering all six (6) buildings.

DETAILS

SQUARE FEET	19,113 SF
YEAR BUILT	1929
YEAR RENOVATED	2023
PARKING	39 Spaces
PREVIOUS USE	Early Childhood (Daycare)



RICHARDS HALL



RICHARDS HALL



DESCRIPTION

Located south of the Administrative Building, Richards Hall is a 12,264-square-foot building constructed in 1925. Most recently used as a senior center, the property is designed to accommodate community-oriented functions.

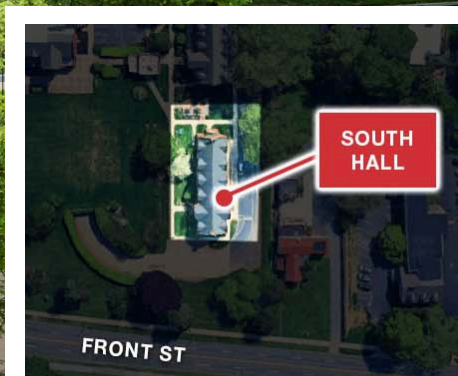
The building offers an open layout to support a variety of institutional, nonprofit, office, or recreational uses.

DETAILS

SQUARE FEET	12,264 SF
YEAR BUILT	1925
PARKING	6 Spaces
PREVIOUS USE	Senior Center



SOUTH HALL



SOUTH HALL



DETAILS

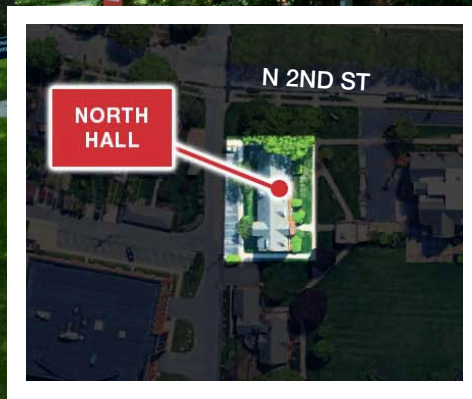
SQUARE FEET	11,329 SF
YEAR BUILT	1928
YEAR RENOVATED	2023
PARKING	7 Spaces
PREVIOUS USE	K-8 School

DESCRIPTION

Built in 1928, South Hall encompasses 11,329 square feet and previously served as a K-8 elementary school. With an outdoor patio and seating and fenced in outdoor play area.

Located south of Richards Hall, the building offers classroom-style space with potential for continued educational use, community programming, office conversion, or adaptive reuse.

NORTH HALL



NORTH HALL



DETAILS

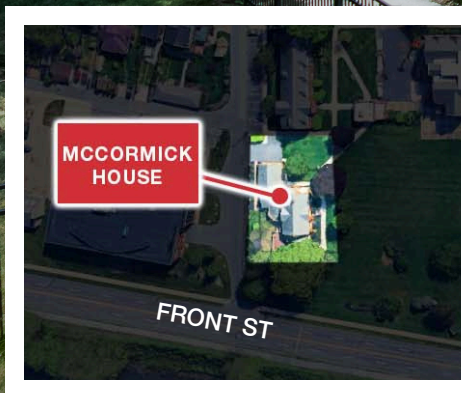
SQUARE FEET	11,094 SF
YEAR BUILT	1925
PARKING	13 Spaces
PREVIOUS USE	Non-Profit Offices

DESCRIPTION

Located north of the Administration Building, North Hall is an 11,094-square-foot building constructed in 1925. The property was most recently utilized as non-profit office space and offers a practical layout that can support a variety of users.

The building is well-suited for office, educational, community service, or institutional uses and presents opportunities for continued occupancy, adaptive reuse, or redevelopment.

MCCORMICK HOUSE



MCCORMICK HOUSE

DETAILS

SQUARE FEET	5,355 SF
YEAR BUILT	1905
PREVIOUS USE	Home/Non Profit Offices
PARKING	2 Spaces



DESCRIPTION

Located west of North Hall, McCormick House is a 5,355-square-foot historic building dating back to 1905. Previously occupied by nonprofit organizations, the building offers a unique office environment with character-rich architectural features and potential for office, community, or residential conversion uses.

LOCATION MAP



PA STATE
CAPITOL
COMPLEX

CITY
ISLAND

MIDTOWN
HARRISBURG
DISTRICT

N 2ND ST

FRONT ST

SUSQUEHANNA RIVER



LOCATION SUMMARY

KEY DRIVERS



Population Base

~285,000 residents

Stable population supported by major employers



Strategic Location

Central Pennsylvania hub anchored by Harrisburg

Direct access to I-81, I-83, and the Pennsylvania Turnpike



Economic Diversity

Government, healthcare, education, & logistics employment base

Strong public-sector presence



Affordability Advantage

Lower costs than larger regional metros

Attractive option for workforce housing



Rental Demand Drivers

Large government and healthcare workforce

Demand supported by stable employment



Housing Trends

Consistent renter demand

Favorable outlook for multifamily investment



Downtown Revitalization

Ongoing investment in the City of Harrisburg

Continued reinvestment in the urban core

MARKET OVERVIEW

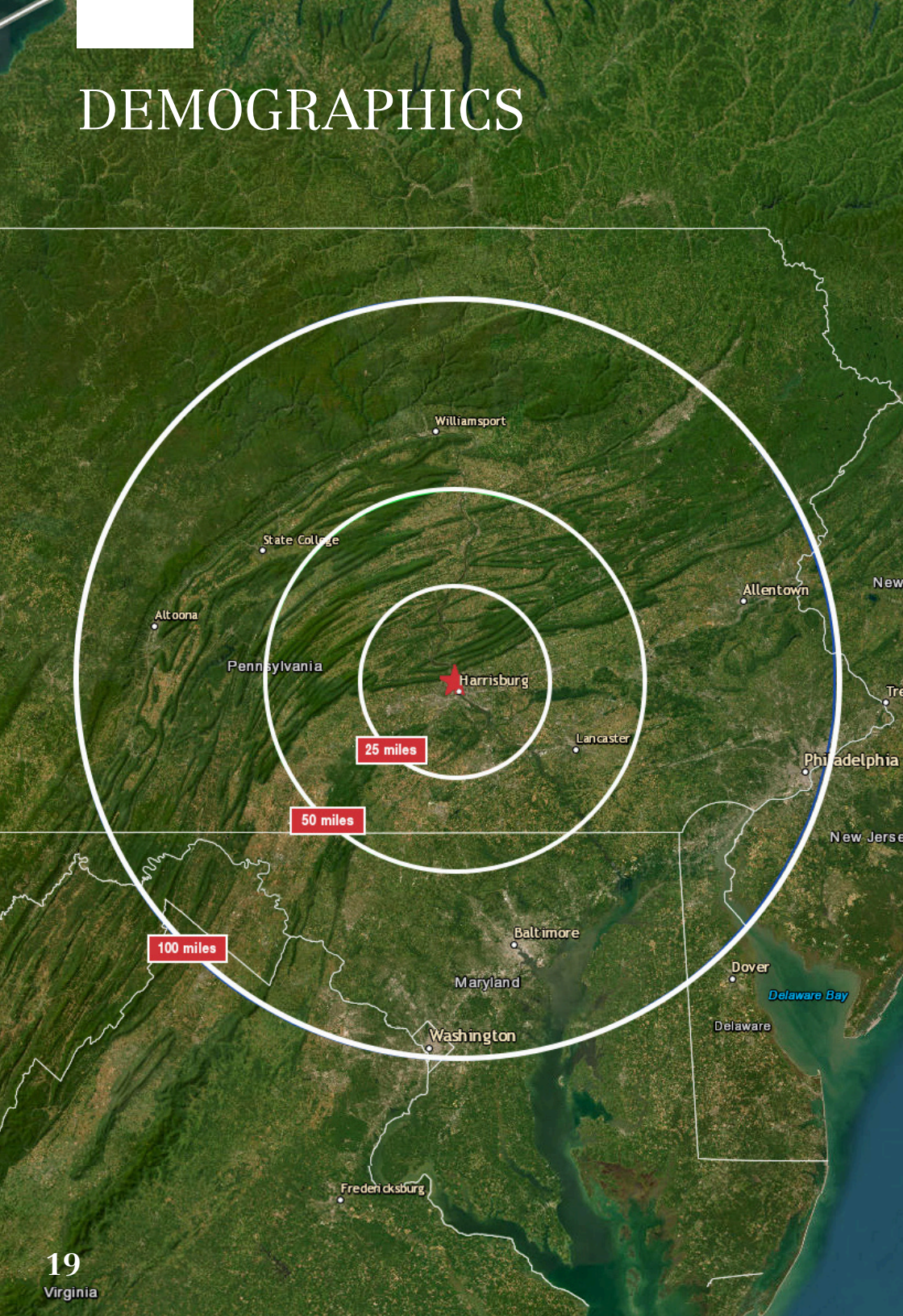
Dauphin County serves as a key population and employment center in Central Pennsylvania, anchored by the City of Harrisburg. With approximately 285,000 residents, the county benefits from a stable population base, strong regional connectivity, and consistent institutional investment.

The local economy is anchored by government, healthcare, education, and logistics, supporting steady housing demand. As the state capital, Harrisburg remains the region's primary employment center, while surrounding communities contribute to a diverse workforce base.

Downtown Harrisburg has seen continued revitalization through public and private investment, including adaptive reuse projects and expanding dining and entertainment amenities. These improvements have increased demand for both urban and suburban housing options.

Affordability remains a key driver of rental demand, with housing costs below many larger regional metros. This advantage continues to support multifamily demand, particularly workforce and entry-level housing.

DEMOGRAPHICS



POPULATION

25 MILE	50 MILE	100 MILE
905,485	2,492,208	16,635,969

POPULATION GROWTH RATE

25 MILE	50 MILE	100 MILE
0.40%	0.20%	0.30%



MEDIAN INCOME

\$ 25 MILE	50 MILE	100 MILE
\$81,668	\$80,356	\$92,778

LABOR FORCE

25 MILE	50 MILE	100 MILE
458,284	1,132,856	7,853,484

UNEMPLOYMENT RATE

25 MILE	50 MILE	100 MILE
2.9%	2.9%	3.6%



PROJECT TEAM

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