

# 20-24 SOUTH 3<sup>RD</sup> STREET

± 4,280 SF  
FOR SALE & LEASE

COLUMBIA, PA | 17512



## PROPERTY OVERVIEW

Located in the heart of downtown Columbia, PA, this versatile property presents an excellent opportunity for investors and entrepreneurs alike. The property is comprised of one retail commercial unit and three residential apartments, offering a mix of income potential. The commercial space is owner occupied and operated as a cigar lounge. The business is also available for sale through a separate listing. Learn more about this prime, downtown investment opportunity by contact the listing agents today.



Thomas Troccoli | Joshua Miller

For Sale & Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



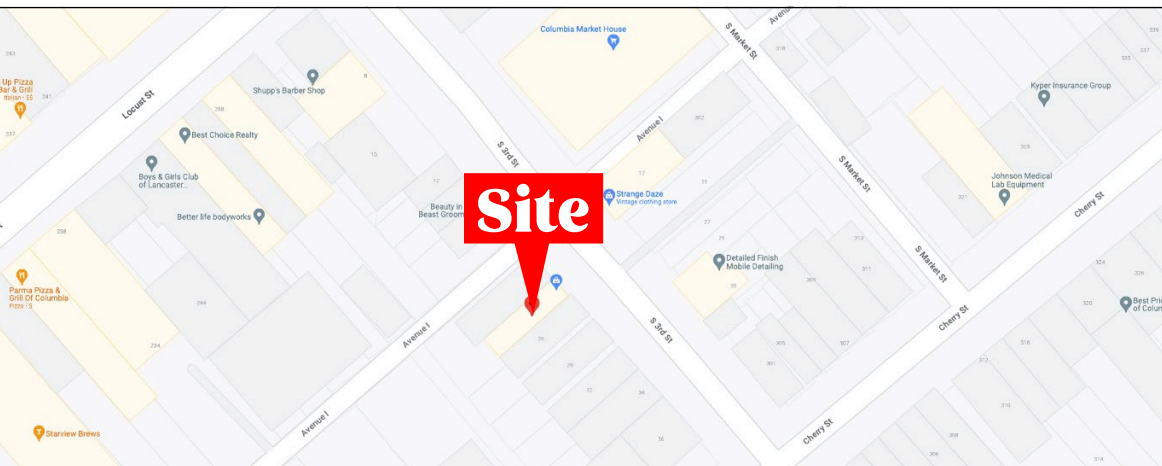
COMMERCIAL BROKERAGE. *Redefined.*



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	23,441	48,677	97,827
TOTAL EMPLOYEES	6,037	12,564	33,561
AVERAGE HHI	\$88,925	\$101,736	\$109,487
TOTAL HOUSEHOLDS	9,570	19,415	39,277
TRAFFIC COUNTS: RT 30 ± 55,000 VPD   PA 462 ± 12,000 VPD			



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ACTIVE MEMBER OF:  
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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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## OUR LOCATIONS:

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### WILLIAMSPORT OFFICE:

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### CONTACT US

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