



**±4,075 SF BUILDING &  
±1,976 SF GARAGE  
FOR LEASE**

**±13,000 VPD**

**621  
N MOUNTAIN ROAD**

LINGLESTOWN, PA | 17112



**Jeff Herr | Jeffrey Herr**

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



COMMERCIAL BROKERAGE. *Redefined.*



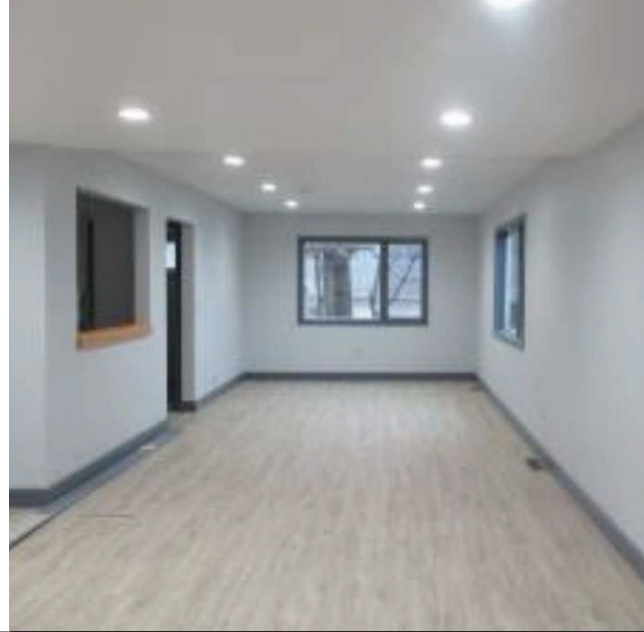
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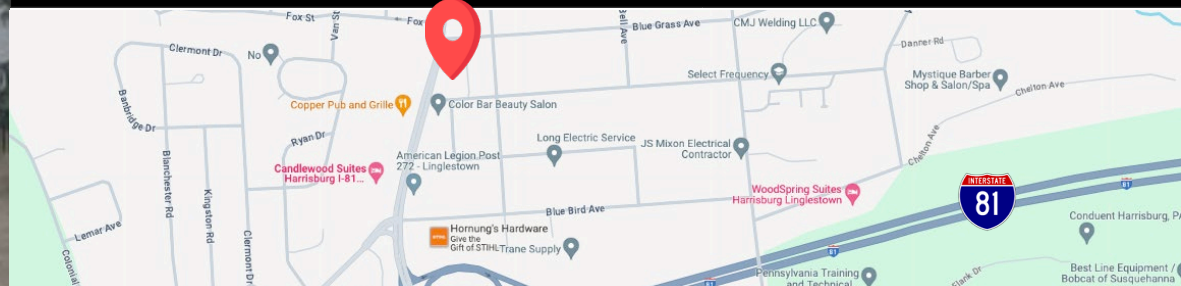
## PROPERTY OVERVIEW

- 4,075 sf heated office building with heated 1,976 garage/warehouse available for lease
- Zoned Commercial Neighborhood
- Minutes from the I-81/I-83 interchange
- Parking for 18+ vehicles
- Former commercial services building



DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	103,262	313,407	486,303
TOTAL EMPLOYEES	44,112	183,721	250,319
AVERAGE HHI	\$118,957	\$107,815	\$110,513
TOTAL HOUSEHOLDS	43,039	131,149	201,063

TRAFFIC COUNTS: NORTH MOUNTAIN RD ± 13,000 VPD



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## MARKET OVERVIEW



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ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

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REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

