

3020 COLUMBIA AVE

LANCASTER PA | 17603



±39,610 SF OFFICE BUILDING *For Sale*



Michael Sheaffer | Best Contact: 717.587.2712

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

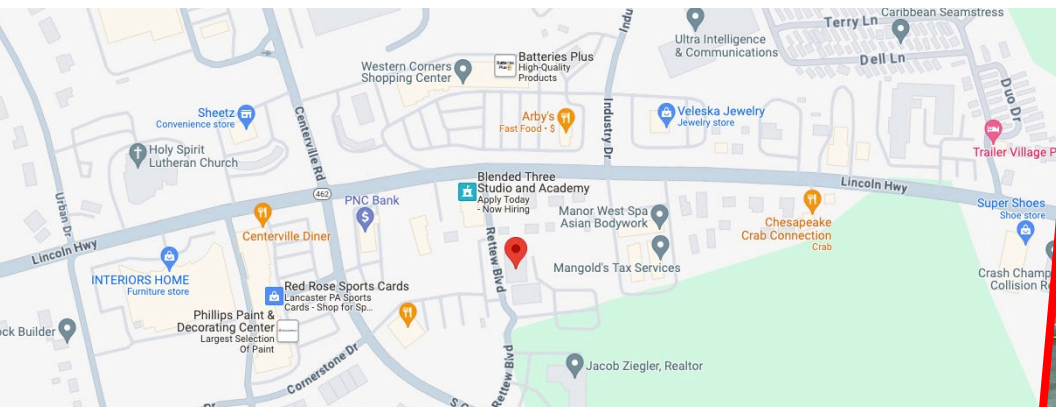
3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

Property Overview

- Attractive ±39,610 SF, 3-4 story Professional Office Building Available For Sale on 2.68 acres
- Price, terms and conditions subject to any renegotiation of master tenants current lease
- Master Tenant may shrink current footprint or exit 12/01/2026 allowing for any new buyer/tenant use and occupancy
- 2024 Projected NOI \$571,570
- 145 parking spaces
- Owner Financing Available for qualified buyer
- For more info contact - Michael Sheaffer at (717) 843-5555



Michael Sheaffer | Best Contact: 717.587.2712

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE



CENTERVILLE RD: ±16,000 VPD
COLUMBIA AVENUE: ±13,000 VPD
RT 30: ±57,000 VPD



POPULATION
3 MILE- 49,295
5 MILE- 151,164
7 MILE- 223,826



EMPLOYEES
3 MILE- 24,298
5 MILE- 75,887
7 MILE- 103,028



AVERAGE HHI
3 MILE- \$136,983
5 MILE- \$112,712
7 MILE- \$119,394



HOUSEHOLDS
3 MILE- 20,245
5 MILE- 58,493
7 MILE- 86,623



Michael Sheaffer | Best Contact: 717.587.2712

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



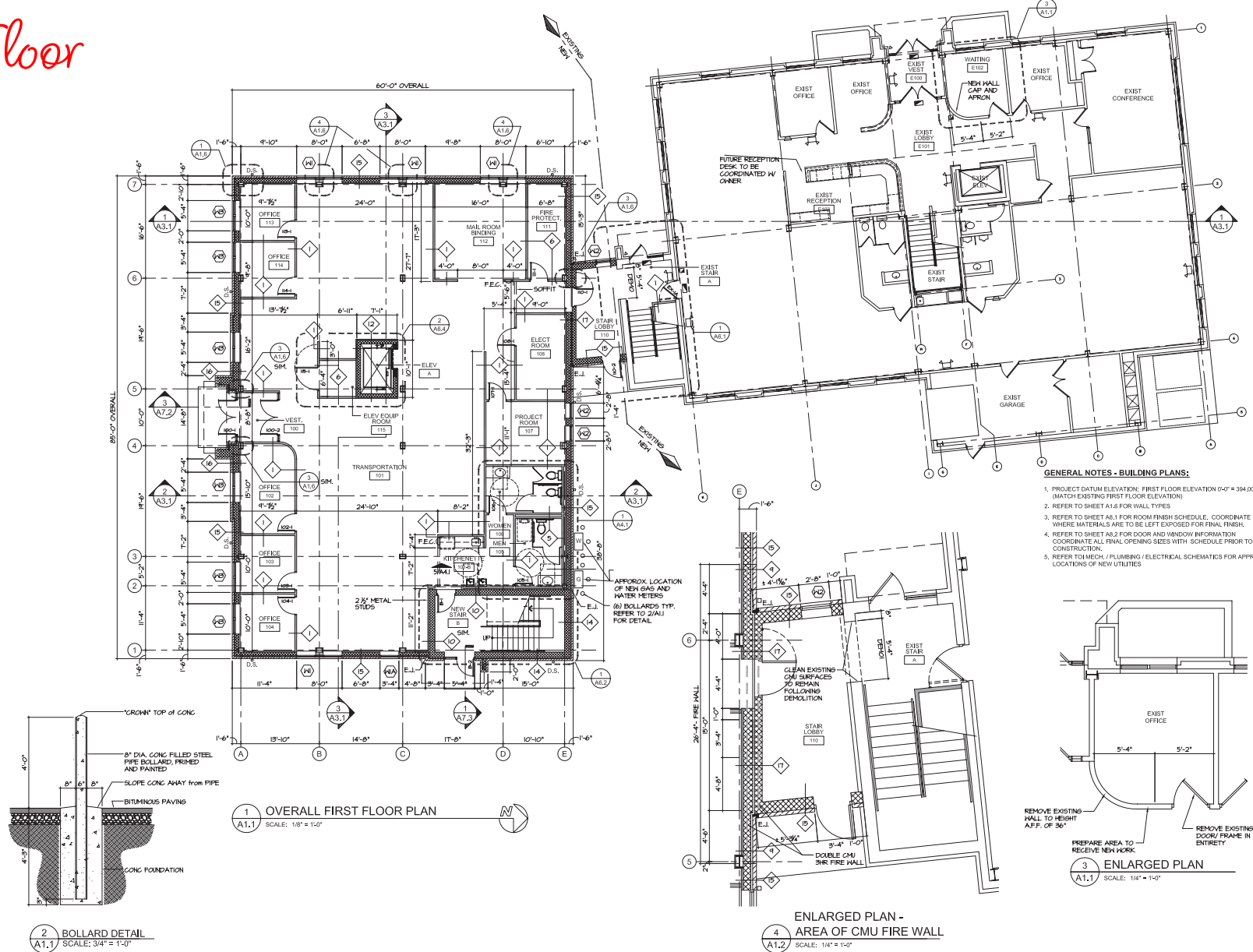
COMMERCIAL BROKERAGE. *Redefined.*

3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

First Floor

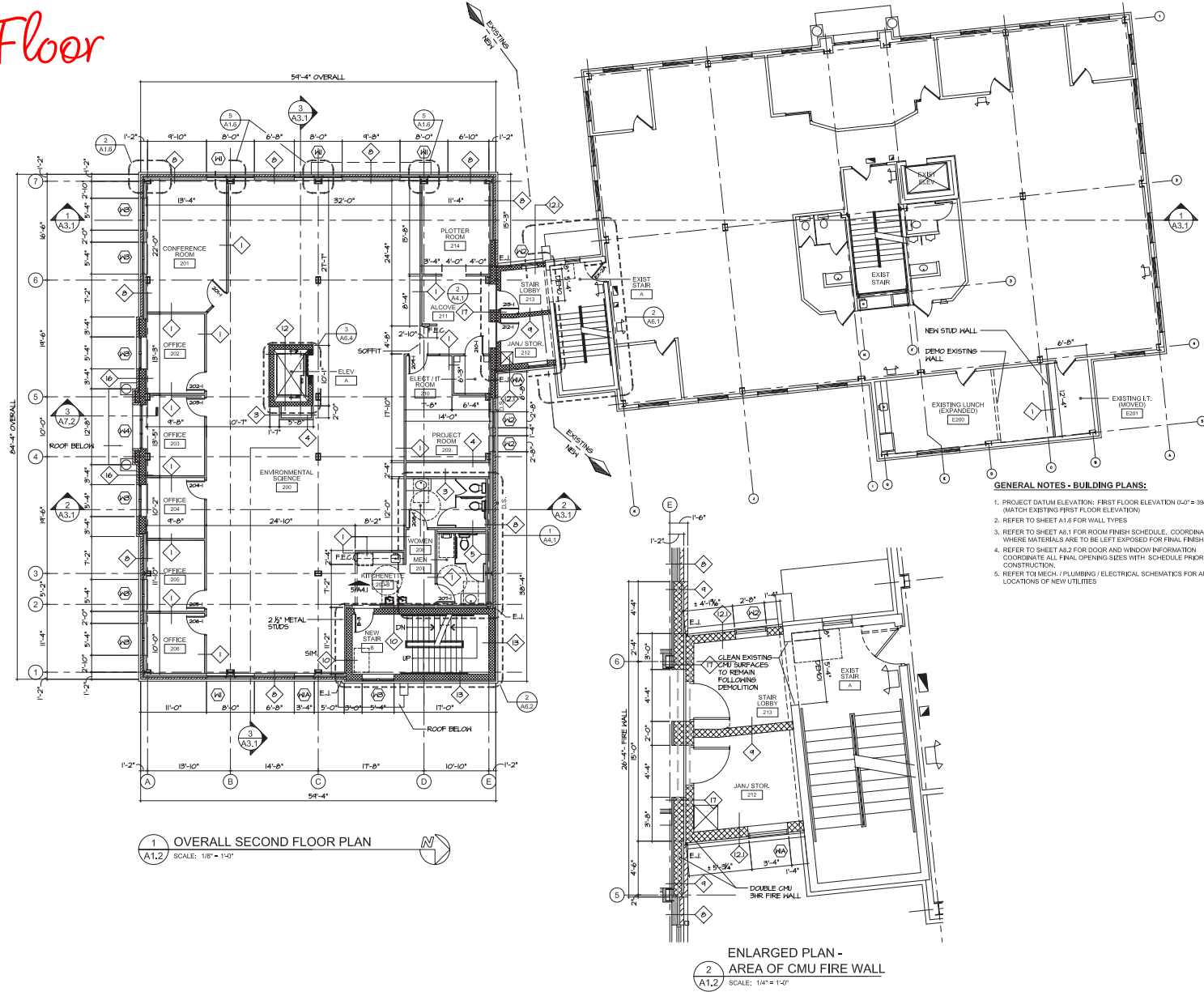


3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

Second Floor

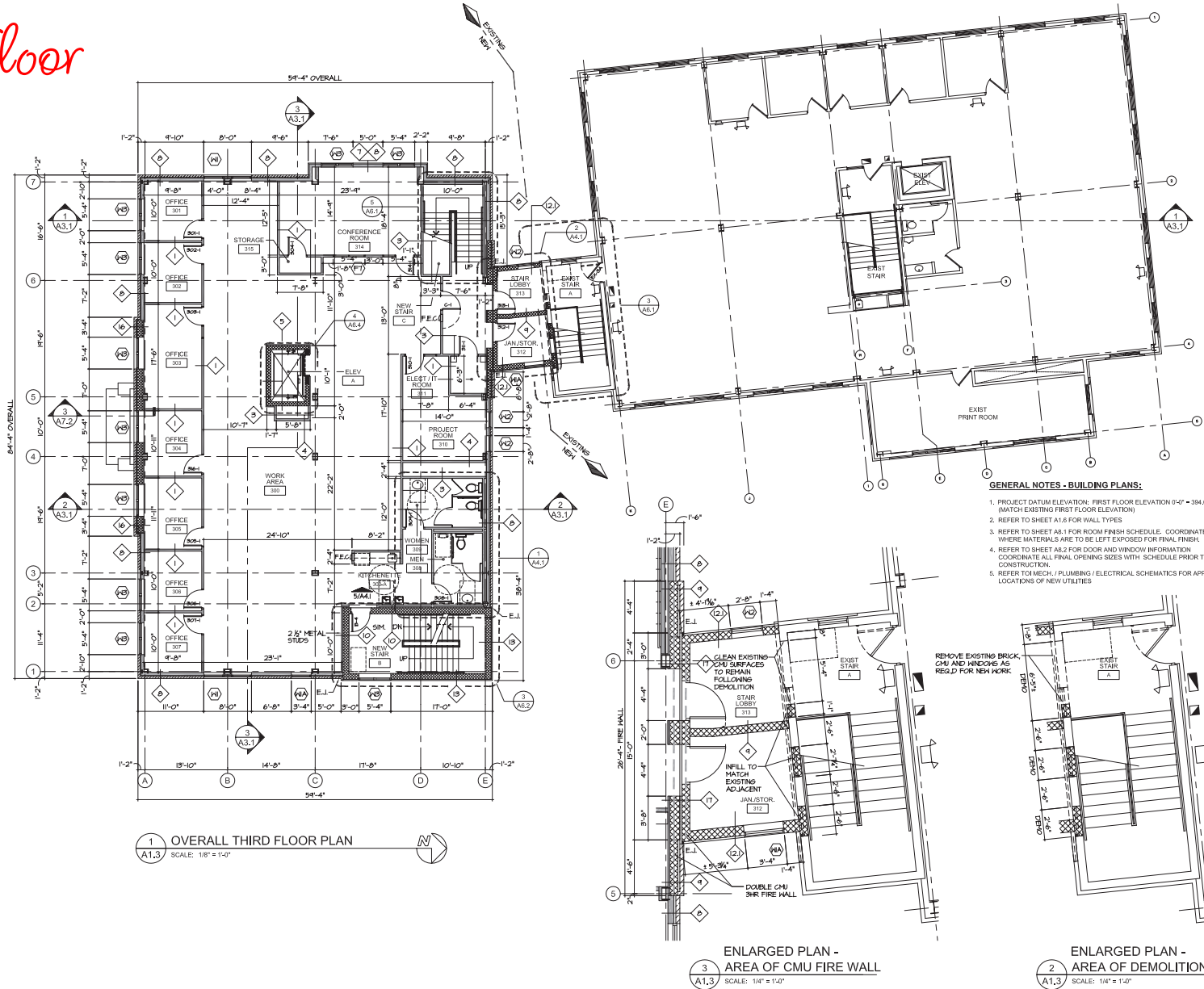


3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

Third Floor



- GENERAL NOTES - BUILDING PLANS:**
1. PROJECT DATUM ELEVATION: FIRST FLOOR ELEVATION 0'-0" = 384.00' (MATCH EXISTING FIRST FLOOR ELEVATION)
 2. REFER TO SHEET A1.6 FOR WALL TYPES
 3. REFER TO SHEET A8.1 FOR ROOM FINISH SCHEDULE. COORDINATE WHERE MATERIALS ARE TO BE LEFT EXPOSED FOR FINAL FINISH.
 4. REFER TO SHEET A8.2 FOR DOOR AND WINDOW INFORMATION. COORDINATE ALL FINAL OPENING SIZES WITH SCHEDULE PRIOR TO CONSTRUCTION.
 5. REFER TO MECH./PLUMBING/ELECTRICAL SCHEMATICS FOR APPROX. LOCATIONS OF NEW UTILITIES.

1 OVERALL THIRD FLOOR PLAN
A1.3 SCALE: 1/8" = 1'-0"

3 ENLARGED PLAN - AREA OF CMU FIRE WALL
A1.3 SCALE: 1/4" = 1'-0"

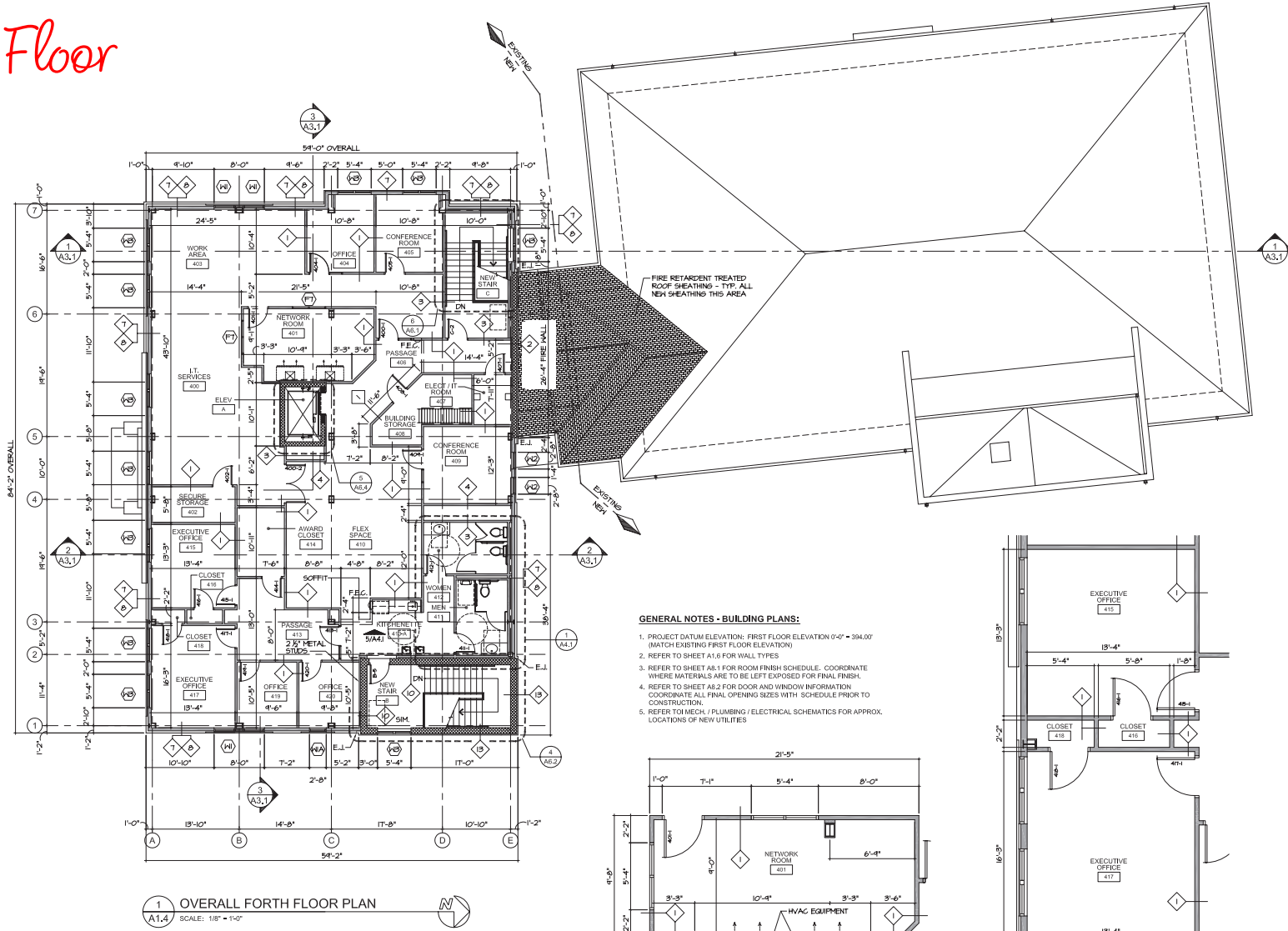
2 ENLARGED PLAN - AREA OF DEMOLITION
A1.3 SCALE: 1/4" = 1'-0"

3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

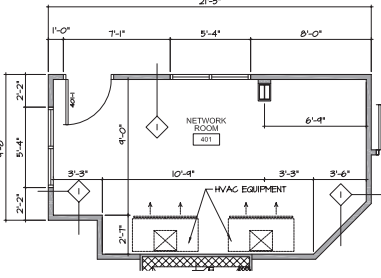
Fourth Floor



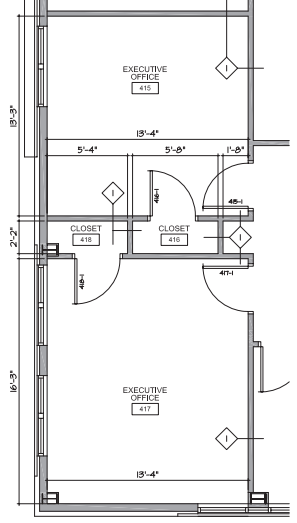
1 OVERALL FORTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - BUILDING PLANS:

1. PROJECT DATUM ELEVATION: FIRST FLOOR ELEVATION 0'-0" = 394.00' (MATCH EXISTING FIRST FLOOR ELEVATION)
2. REFER TO SHEET A1.6 FOR WALL TYPES
3. REFER TO SHEET A8.1 FOR ROOM FINISH SCHEDULE. COORDINATE WHERE MATERIALS ARE TO BE LEFT EXPOSED FOR FINAL FINISH
4. REFER TO SHEET A8.2 FOR DOOR AND WINDOW INFORMATION. COORDINATE ALL FINAL OPENING SIZES WITH SCHEDULE PRIOR TO CONSTRUCTION.
5. REFER TO MECH./PLUMBING/ELECTRICAL SCHEMATICS FOR APPROX. LOCATIONS OF NEW UTILITIES



2 ENLARGED PLAN - NETWORK ROOM
SCALE: 1/4" = 1'-0"



3 ENLARGED PLAN - OFFICE 415 & 417
SCALE: 1/4" = 1'-0"

3020 COLUMBIA AVE

LANCASTER, PA | 17603

±39,610 SF
FOR SALE

Market Overview



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:



Michael Sheaffer

MSheaffer@bennettwilliams.com
Best Contact: 717.587.2712

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
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.

