

5600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

Site

±50,000 VPD

NEARBY RETAILERS



±2 ACRES AVAILABLE
FOR SALE OR LEASE



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Sale & Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

5600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

±2 ACRES
FOR **SALE OR LEASE**

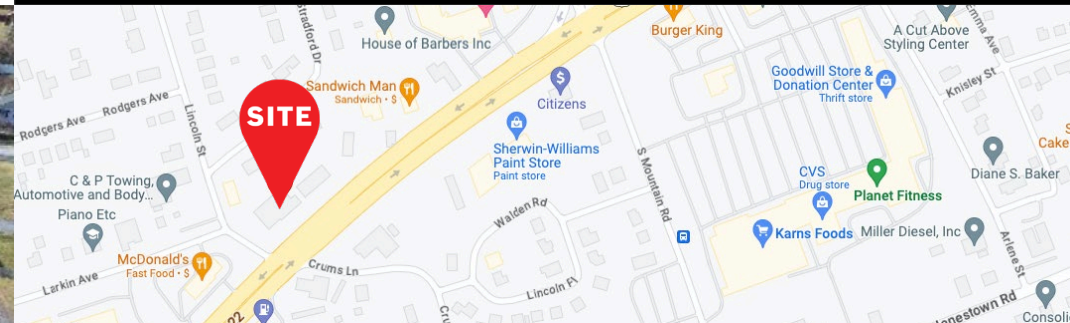
PROPERTY OVERVIEW

- ±2-acre lot located along Rt 22
- Great visibility along a heavily traveled road (±50,000 VPD)
- Just off the exit for I-81
- Prime redevelopment opportunity
- Other national retailers in close proximity include McDonald's, Burger King, Kohl's, Target, Costco, Best Buy, and more.
- Conceptual plans show up to 8,000 SF of medical on site or a 3,000 SF bank w/ drive-thru and a 4,000 SF retail building.
- Land lease pricing will be determined based on amount of land improvement responsibilities from owner.
- Ownership will do a build-to-suit for either a sale or a lease.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	54,041	118,667	204,315
TOTAL EMPLOYEES	24,802	59,325	135,538
AVERAGE HHI	\$118,524	\$115,923	\$104,096
TOTAL HOUSEHOLDS	22,166	49,397	84,914

TRAFFIC COUNTS: RT 22 ± 50,000 VPD



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

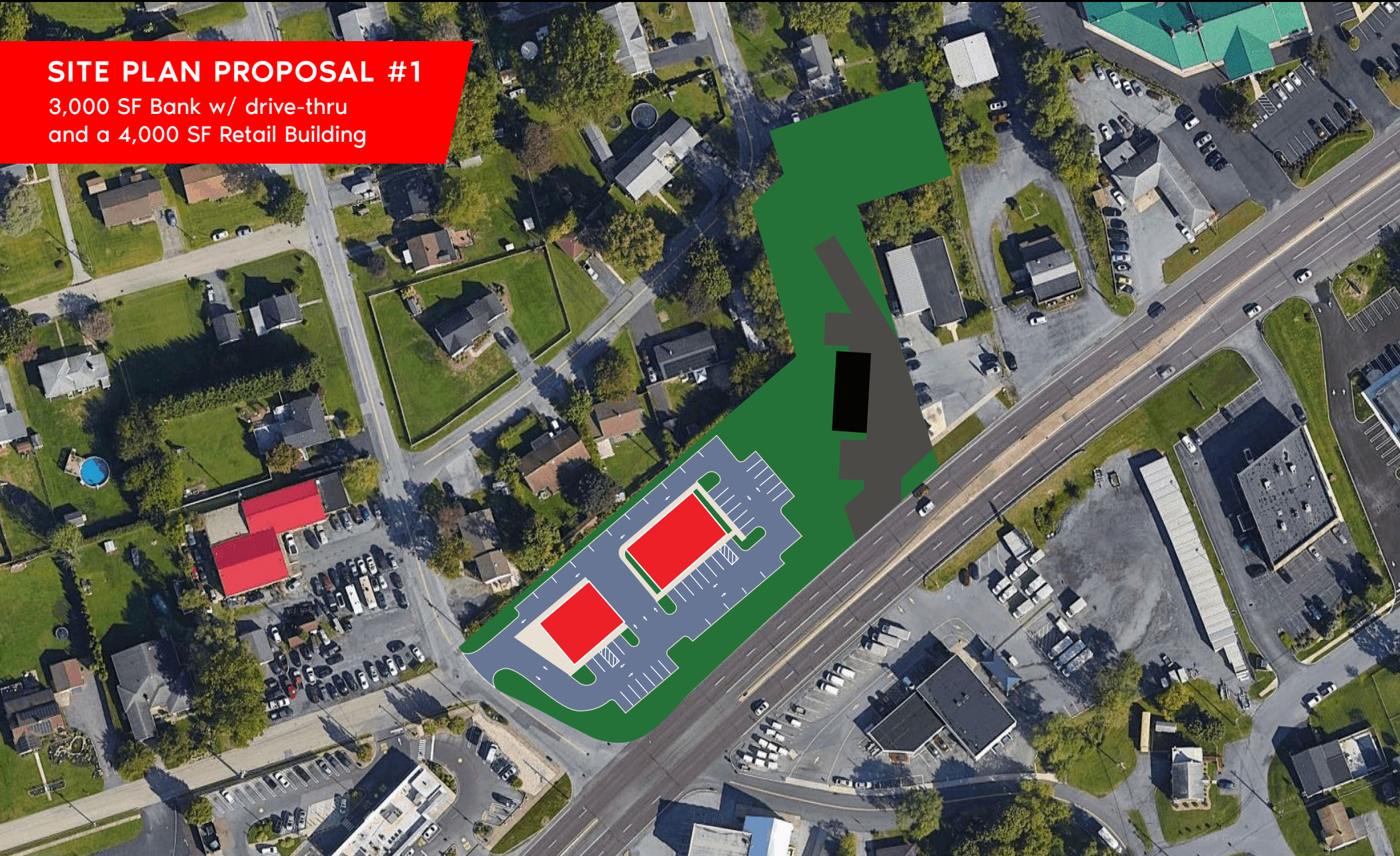
5600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

±2 ACRES
FOR **SALE** OR **LEASE**

SITE PLAN PROPOSAL #1

3,000 SF Bank w/ drive-thru
and a 4,000 SF Retail Building



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Sale & Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



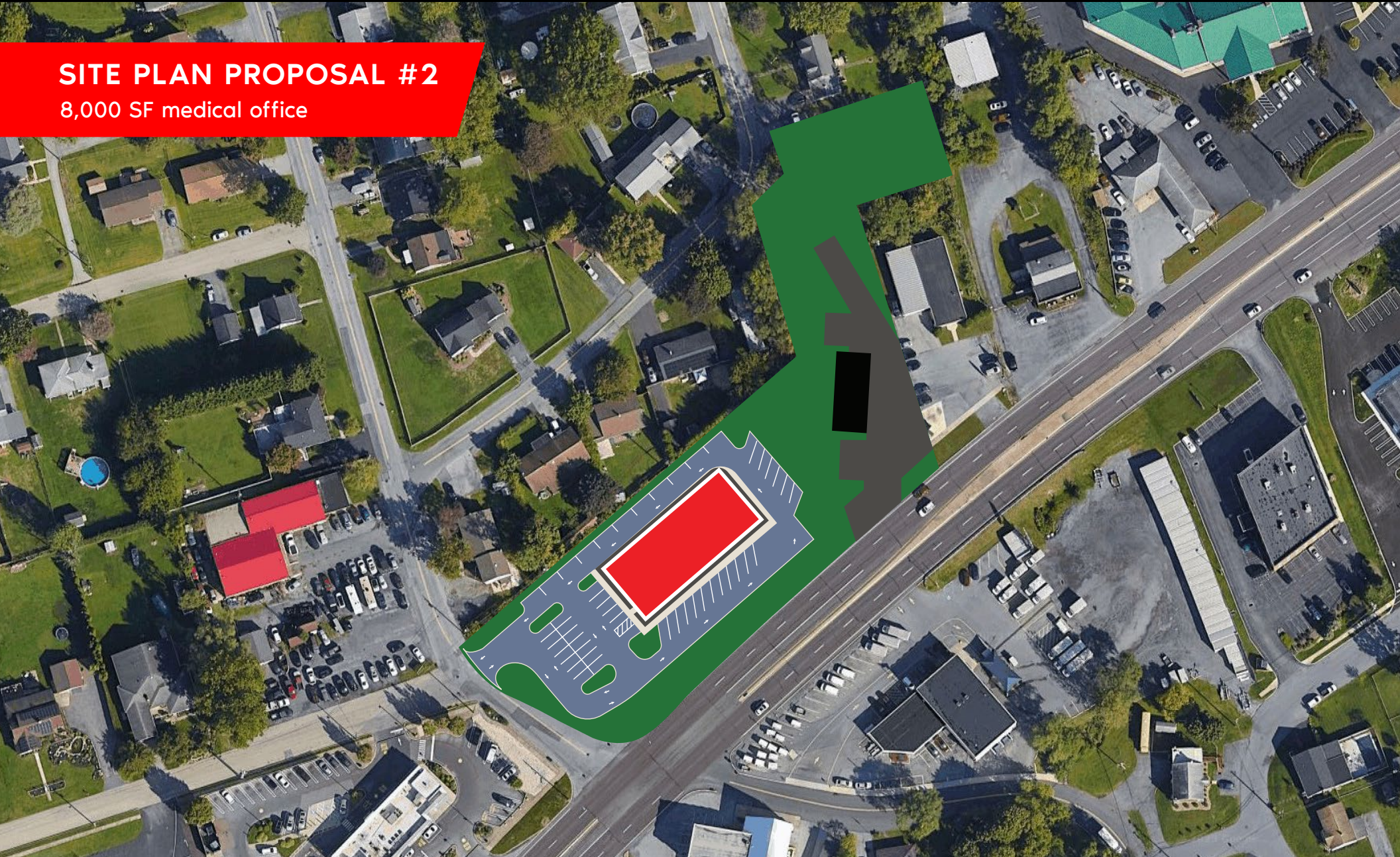
COMMERCIAL BROKERAGE. *Redefined.*

5600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

±2 ACRES
FOR **SALE** OR **LEASE**

SITE PLAN PROPOSAL #2
8,000 SF medical office



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Sale & Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

5600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

±2 ACRES
FOR **SALE** OR **LEASE**

MARKET OVERVIEW



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Sale & Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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:

Abe Khan

AKhan@bennettwilliams.com

Francesco Conigliaro

FConigliaro@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

CONTACT US

717.843.5555 | www.bennettwilliams.com

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

