

# 1140 SHERIDAN ST

WILLIAMSPORT, PA • 17701

±3,264 SF  
*For Sale*



*Medical or Professional Office*





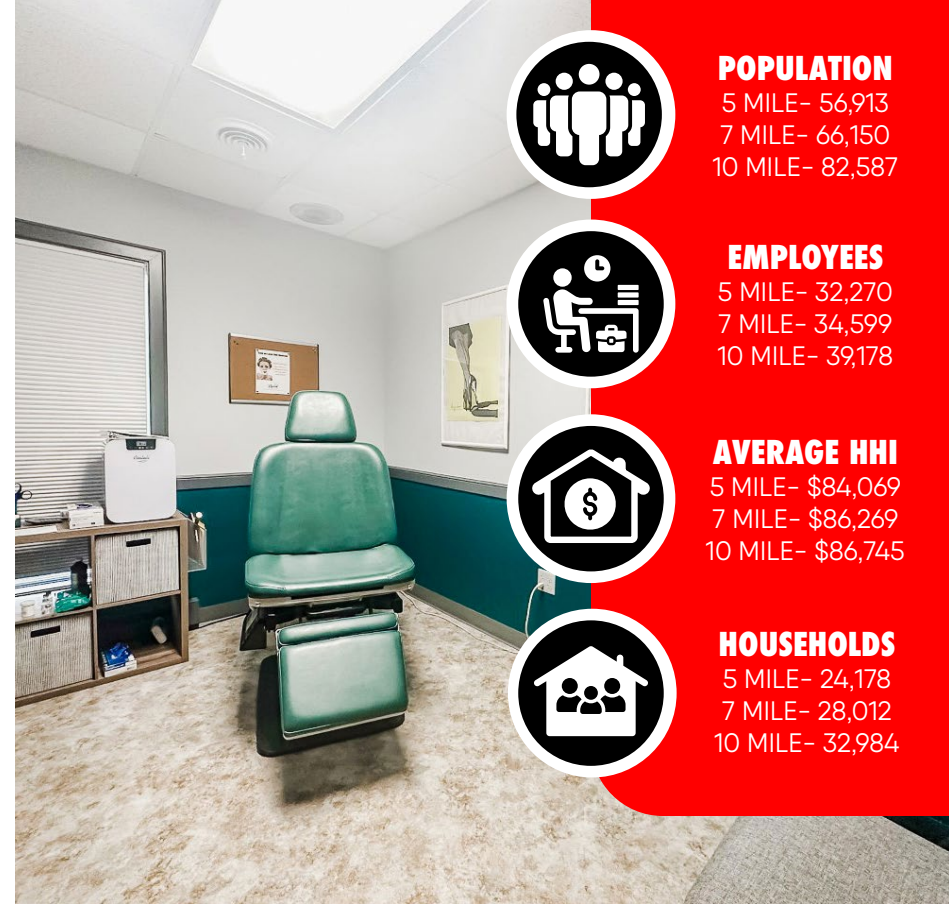
# Property Description

Class A, medical or professional office is for sale in the heart of Williamsport, PA. This is an amazing opportunity to purchase a move-in-ready, modern office for your business.

The building is an eye-catching, white-washed brick office with a newer architectural shingle roof. The property also has additional storage in a 2-car garage and plenty of parking with a large, front parking lot and a small lot in the rear.

Upon entrance, this 3,264 sf office building offers a large waiting room and reception area, along with 4 treatment rooms/large offices, a client restroom, 6 exam rooms/small offices, a nurse's station/workroom, large storage areas, and much more space. The building also has gray, LTV flooring, beautiful light fixtures, barn doors, as well as a wood treatment on the ceilings. There is a staff lounge with a kitchenette and restroom, along with laundry facilities. This isn't the usual office, but a Class A space with many high-end finishes.

The office is perfect for a medical user, spa, or other professional office. Don't pass up the chance to own your own office.



## POPULATION

5 MILE- 56,913  
7 MILE- 66,150  
10 MILE- 82,587



## EMPLOYEES

5 MILE- 32,270  
7 MILE- 34,599  
10 MILE- 39,178



## AVERAGE HHI

5 MILE- \$84,069  
7 MILE- \$86,269  
10 MILE- \$86,745



## HOUSEHOLDS

5 MILE- 24,178  
7 MILE- 28,012  
10 MILE- 32,984





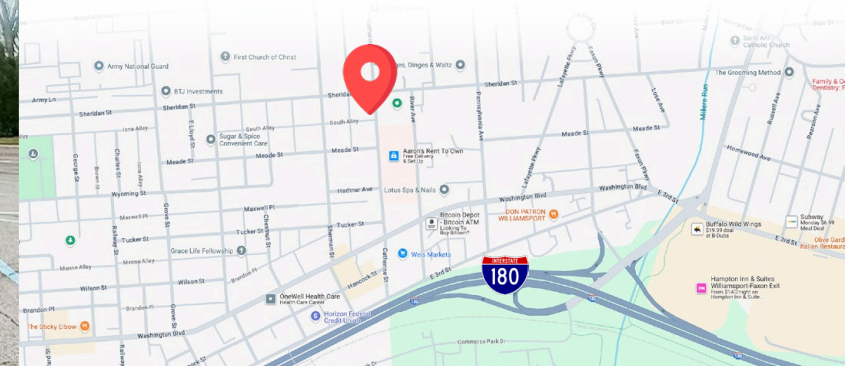
# Property Highlights

- Class A, medical or professional Office
- On the east end of Williamsport, PA
- Convenient to I-180, downtown Williamsport, the Golden Strip, shops, & restaurants
- Blocks from UPMC Williamsport Divine Campus
- Previously a medical office
- Modern, high-end finishes such as luxury vinyl flooring, barn doors, beautiful lighting fixtures
- Large waiting room/reception, 4 large offices, 6 smaller offices, work room, staff lounge, 2 restrooms, and laundry facilities
- Plenty of parking and a detached, 2-car garage



## Location

The property is convenient to I-180 on the east end of Williamsport just around the corner from River Ave. It is only blocks from the UPMC Williamsport Divine Campus. The office building is convenient to downtown Williamsport, the Golden Strip, shops and restaurants.





# Market Aerial

## LOYAL PLAZA

**GIANT**  
**HOBBY LOBBY**



verizon wireless

RED LOBSTER  
FRESH FISH • LIVE LOBSTER



FINE WINE & GOOD SPIRITS



DOLLAR GENERAL



## FAXON CORNER



QDOBA  
MEXICAN EATS

FIVE GUYS  
BURGERS and FRIES



**weis**

FINE WINE & GOOD SPIRITS



*Site*

LYCOMING COLLEGE  
±1,096 STUDENTS

**weis**



Panera  
BREAD



Ruby Tuesday



**KOHL'S**

*Wegmans*

## TJ MAXX PLAZA

**T.J. MAXX** HomeGoods

Party City PET SMART

JOANN Little Caesars



GNC





## 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

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.

