

# 5100 LANCASTER ST

HARRISBURG, PA | 17111

**NEW ROOF JULY 2025**

**±4,628 SF OFFICE  
FOR SALE**



**ABE KHAN | FRANCESCO CONIGLIARO | TYLER GETTEL**

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



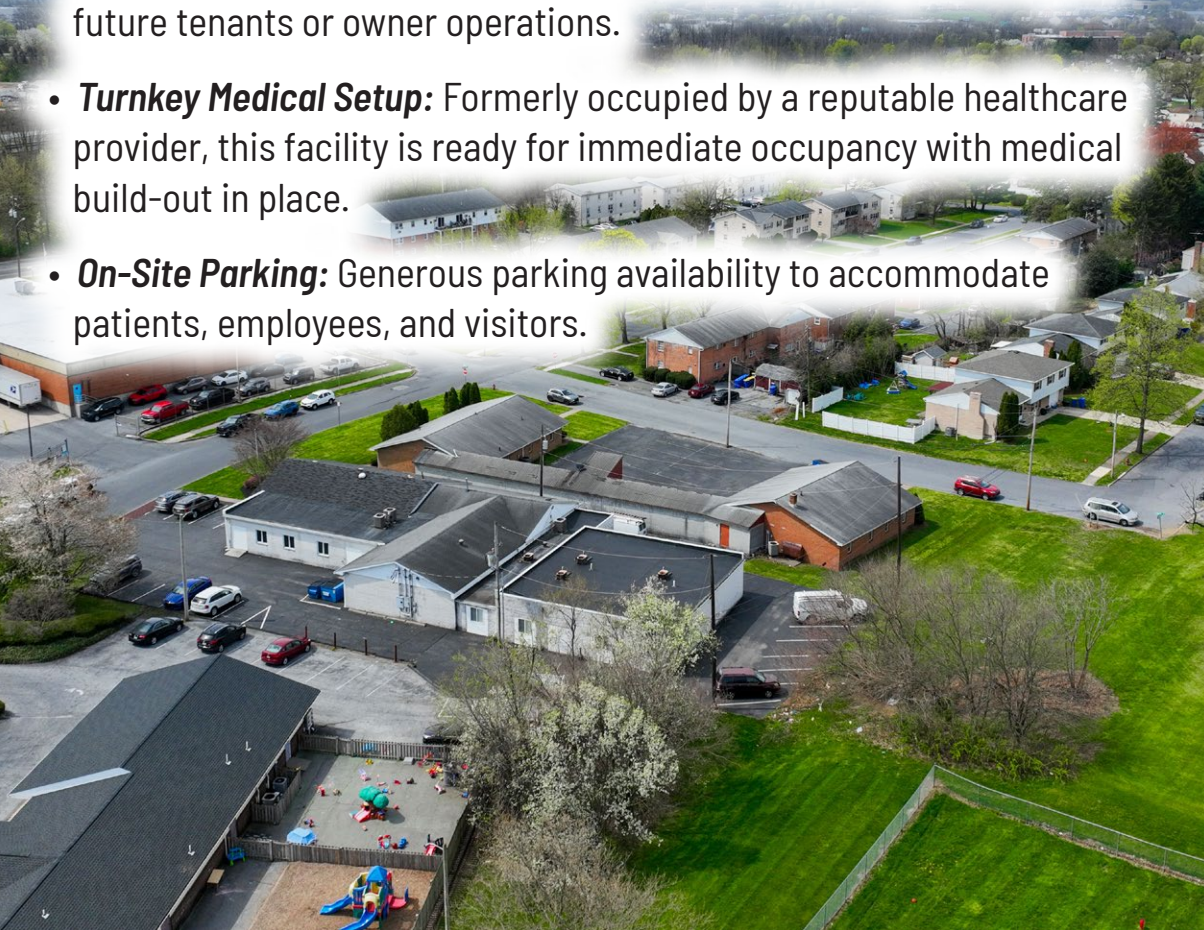
COMMERCIAL BROKERAGE. *Redefined.*







# PROPERTY OVERVIEW

This well-maintained medical office building presents an excellent opportunity for healthcare providers, investors, or owner-users seeking a functional and professionally located facility in the Harrisburg region. Situated in Swatara Township, the property is zoned C-L (Limited Commercial District), which allows for a wide range of commercial uses including medical, dental, professional office, and more.

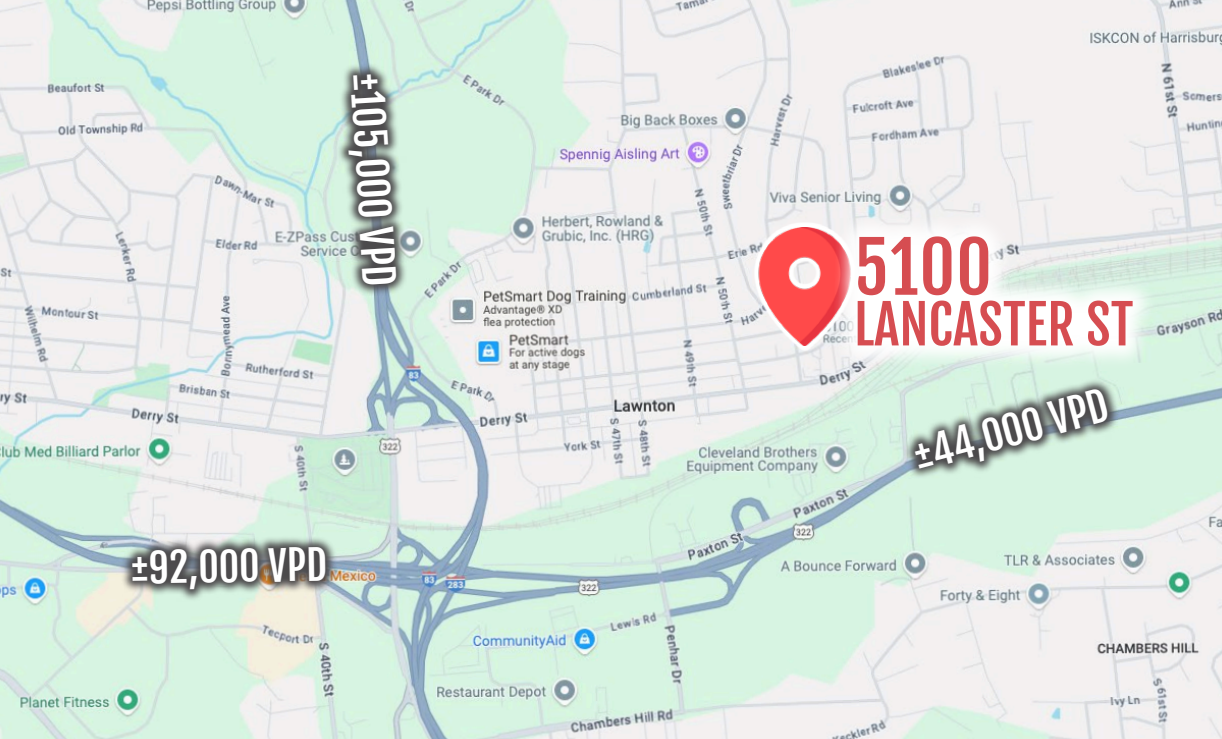
- **Zoning Flexibility:** Zoned C-L Limited Commercial, which permits various professional, service, and office uses—offering flexibility for future tenants or owner operations.
- **Turnkey Medical Setup:** Formerly occupied by a reputable healthcare provider, this facility is ready for immediate occupancy with medical build-out in place.
- **On-Site Parking:** Generous parking availability to accommodate patients, employees, and visitors.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	71,500	166,110	272,566
 TOTAL EMPLOYEES	39,910	117,816	170,211
 AVERAGE HHI	\$94,847	\$94,551	\$104,075
 TOTAL HOUSEHOLDS	28,781	68,585	113,646







## INVESTMENT HIGHLIGHTS

- Strong Demographics & Market Demand
- Ideal for Medical, Dental, or Professional Offices
- Opportunity for Owner-Occupant or Investor
- Well-Positioned in a Growing Suburban Market

## LOCATION DESCRIPTION

**Strategic Location:** Ideally located with quick access to major highways including I-83, I-283, and Paxton Street—ensuring convenience for everyone. Proximity to Medical Hubs: Located minutes from UPMC Harrisburg and other key healthcare institutions—also, near several retail buildings, restaurants, office, and residential housing.

## TRADE AREA DESCRIPTION

Demographics are strong showing 317,294 people in a 20-minute radius within 132,493 households with an annual income of \$87,937. The demographics for a 10-mile radius are even stronger showing 376,501 people within 155,590 households with an annual income of \$90,390. Adding to the stability of the market is not only the residential population but also the ± 15,000 business and ± 250,000 employees in the general area.



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# MARKET AERIAL

## SCOTTSDALE PLAZA

Melting Pot  
H&R BLOCK  
T-Mobile

## EAST PARK SC

THE HOME DEPOT  
PETSMART  
PAPA JOHN'S  
urbanAir

**SITE**

**SHEETZ**

**HONDA**

**Ruby Tuesday**

**TOYOTA**

## SHOPS AT TECPORT

chewy  
PAPA JOHN'S

**MONRO**  
AUTO SERVICE & TIRE CENTERS

CommunityAid

## HIGH POINT COMMONS

Target  
JCPenney  
petco  
FIVE GUYS  
BURGERS and FRIES  
tropical SMOOTHIE CAFE  
MOEs  
Panera  
GNC  
ORANGETHEORY  
verizon  
GameStop  
Hair Cuttery

**planet fitness**

**SLEEP INN**

**COURTYARD**  
BY MARRIOTT

**hotel INDIGO**

**EL RANCHO**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**Sheraton**  
HOTELS & RESORTS

**SHEETZ**

**Chick-fil-A**





# 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

### 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:



### ABE KHAN

abe@bennettwilliams.com



### FRANCESCO CONGLIARO

fconigliaro@bennettwilliams.com



### TYLER GETTEL

tgettel@bennettwilliams.com

### CONTACT US

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

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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.

