

5100 LANCASTER ST

HARRISBURG, PA | 17111



**±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

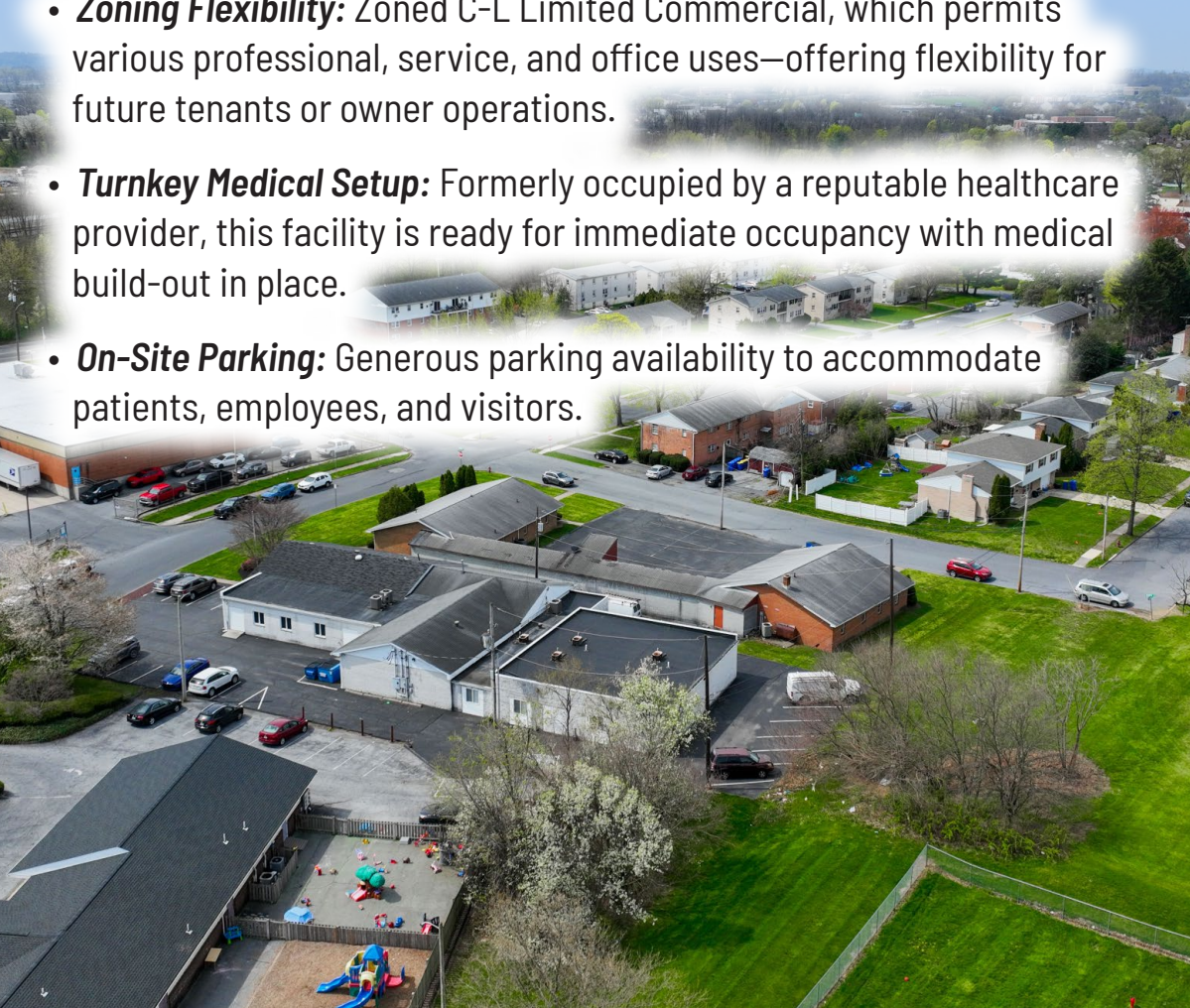
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COMMERCIAL BROKERAGE. *Redefined.*

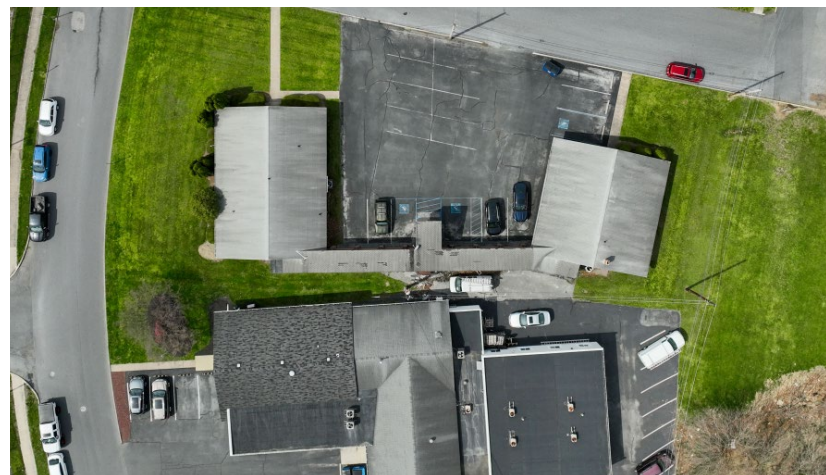
PROPERTY OVERVIEW

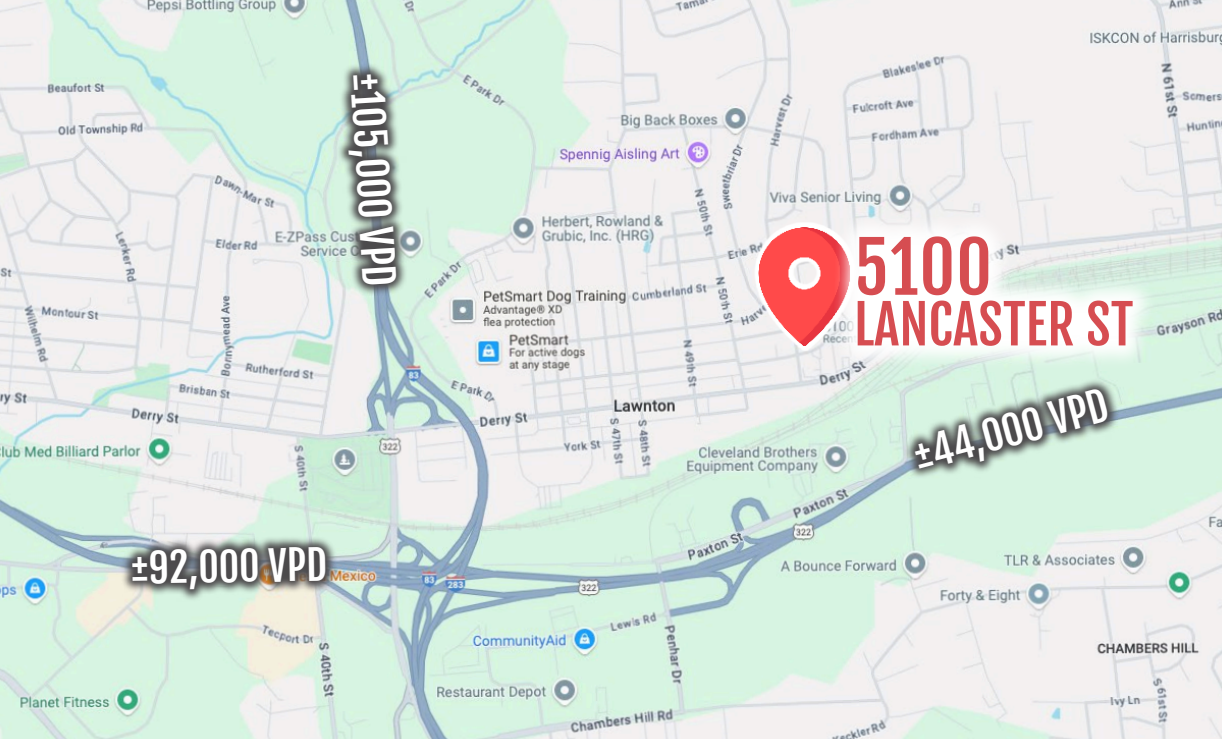
This well-maintained medical office building presents an excellent opportunity for healthcare providers, investors, or owner-users seeking a functional and professionally located facility in the Harrisburg region. Situated in Swatara Township, the property is zoned C-L (Limited Commercial District),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

DOLLAR TREE

BURGER KING

Pizza Hut

Applebee's

Bass Pro Shops

SHEETZ

HONDA

TOYOTA

Ruby Tuesday

SHOPS AT TECPORT

chewy
PAPA JOHN'S

MONRO

planet fitness

CommunityAid

HIGH POINTE COMMONS

Target
JCPenney
petco
FIVE GUYS
BURGERS and FRIES
tropical SMOOTHIE CAFE
MOEs
Panera
GNC
LIVE WELL
Orangetheory
verizon
GameStop
Hair cutters

SLEEP INN

COURTYARD

hotel INDIGO

EL RANCHO

HARBOR FREIGHT TOOLS

283

Sheraton

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

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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.

