213 W MAIN ST

WILLIAMSPORT, PA 17702





PROPERTY OVERVIEW

For Sale - Versatile Industrial/Retail Opportunity with Historic Charm Unlock the potential of this 11,703 SF mixed-use industrial building located in the heart of South Williamsport. Positioned with prominent visibility from Route 15 and easy access, this unique property blends functional space with historical character—making it ideal for a wide range of users or redevelopment visions. This is a rare chance to own a distinctive commercial building with built-in character and flexible potential. Whether you're an investor, owner-user, or developer, 213 Main Street offers the bones and the location to bring your vision to life.

PROPERTY FEATURES

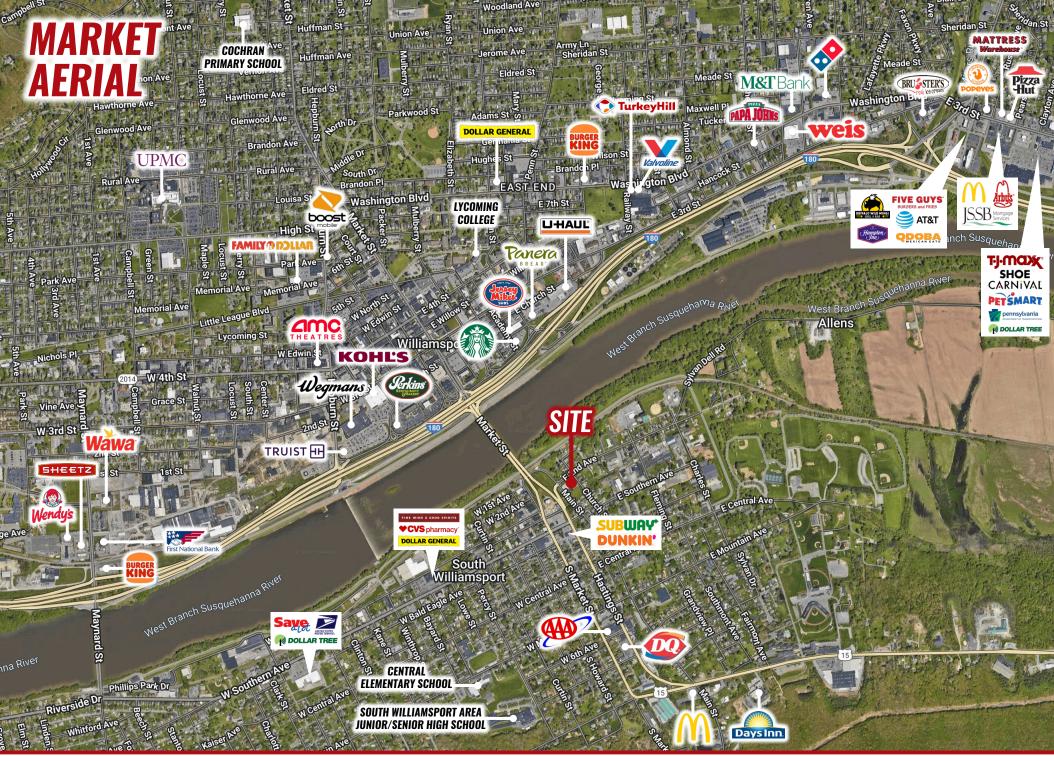
- Drive Ins: 1
- Docks: 2
- ±11,703 SF Total Includes a mix of warehouse, office, and retail/showroom space
- Historic Architectural Features Exposed brick, high ceilings, and original details offer charm rarely found in commercial properties
- Excellent Exposure Prime corner location with signage opportunities and strong traffic counts from nearby Rt 15
- Flexible Zoning & Layout Perfect for an industrial user, creative retrofit into a brewery, restaurant, or showroom, or as a redevelopment site for mixed-use or residential conversion
- Easy Site Access Generous frontage, on-site parking, and convenient entry/exit points for trucks, deliveries, and customer traffic

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|--------------|----------|-----------|-----------|
| POPULATION | 54,168 | 76,095 | 92,093 |
| EMPLOYEES | 24,695 | 34,611 | 38,374 |
| AVERAGE HHI | \$92,236 | \$100,982 | \$102,644 |
| HOUSEHOLDS | 20,381 | 28,855 | 34,880 |



















Q OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

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





Kandy Weader
KWeader@bennettwilliams.com



Luke Higgins LHiggins@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION

TENANT REPRESENTATION INVESTMENT SALES PROPERTY MANAGEMENT



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