

2604 LINGLESTOWN RD

HARRISBURG, PA | 17110

±14,669 SF
FOR LEASE

M&T Bank

MICK'S
ALL-AMERICAN PUB

Wendy's

PLAYA BOWLS
EST. 2014
W'S ORIGINAL Acai 2000

POTATO
COOP

Luna
ITALIAN CUISINE

N PROGRESS AVE ±14,000 VPD

LINGLESTOWN RD ±21,000 VPD



NEARBY RETAILERS

GIANT. UPMC
LIFE CHANGING MEDICINE

FINE WINE &
GOOD SPIRITS

 **CHIPOTLE**
MEXICAN GRILL

 **DOLLAR TREE**

BW ASHLEE LEHMAN | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

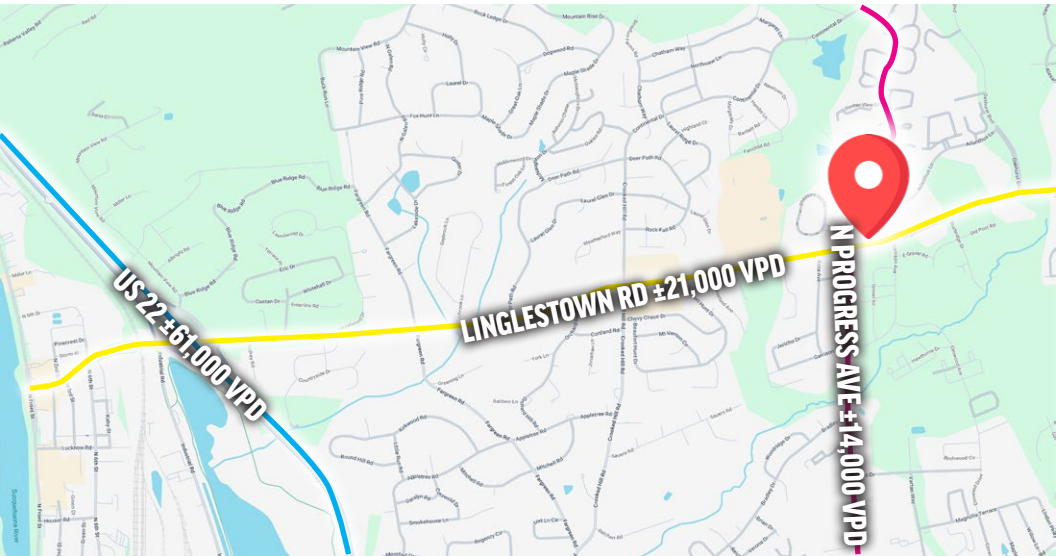
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

- 14,669 SF freestanding building with excellent visibility
- Strategically located between two anchored shopping centers
- Directly across the street from Union Green (+ 300 housing unit and mixed-use commercial project)
- Three points of access and prominent pylon signage
- High-traffic location with US-22 nearby (61,000 VPD)
- Ideal for medical, fitness, retail etc.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	39,870	139,173	224,280
TOTAL EMPLOYEES	22,321	85,737	137,697
AVERAGE HHI	\$128,620	\$98,498	\$102,899
TOTAL HOUSEHOLDS	16,707	58,631	93,193



MARKET AERIAL



VILLAGE OF OAKHURST

5 BRIDGES
DOLLAR TREE
POWER TRAIN
Oakhurst Beverage

BLUE RIDGE

Tide Cleaners
Starbucks
Great Clips
Jersey Mike's
LINKBANK

BLUE MOUNTAIN COMMONS

GIANT
CHIPOTLE MEXICAN GRILL
PNC
FINE WINE & GOOD SPIRITS

BEAUFORT PLAZA

UPMC
Quest Diagnostics
DOLLAR GENERAL

SITE

M&T Bank
MEMBERS 1st
GODDARD SCHOOL
UPMC
Davita
SUSQUEHANNA UNION GREEN
Landmark

CVS pharmacy
The UPS Store

Rita's
SHEETZ
weis
UPMC
First National Bank
DUNKIN'
AROOGA'S GRILLE HOUSE & SPORTS BAR

PAPA JOHN'S

Bennett Williams

COMMERCIAL REAL ESTATE

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

LISTING AGENTS:



ASHLEE LEHMAN

alehman@bennettwilliams.com



DAVE NICHOLSON

dnicholson@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

