

102 S HENDERSON ST

LOCK HAVEN, PA • 17745



enterprise

220

±18,400 VPD

220

SITE

WAYBACK
BURGERS
SINCE '91

SUNOCO

±5,495 SF / ±0.56 ACRES

FOR SALE

PROPERTY OVERVIEW

Positioned just off the main corridors of Lock Haven, 102 S Henderson Street offers a versatile opportunity for an existing autobody shop, warehouse, flex space, mixed-use building, or a redevelopment.

This 5,495 SF commercial building sits on approximately 0.56 acres and is currently configured as an operating auto body shop, featuring a functional mix of 3,222 SF of warehouse space and 2,273 SF of office area on the 2nd floor. The autobody equipment can transfer with the sale of the real estate. With its adaptable layout and favorable lot size, the property can easily be converted to a warehouse, flex space, or even a mixed-use project with the upstairs office/residential unit.

The visibility and easy access to Rt 220 allow for a redevelopment of the .56-acre lot into a small quick service restaurant, office building, or bank.

Contact us to discuss your plans for this multi-faceted property.

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	20,557	34,294	51,582
EMPLOYEES	7,503	9,970	13,591
AVERAGE HHI	\$80,194	\$85,407	\$87,153
HOUSEHOLDS	8,048	13,548	20,335





LOCATION OVERVIEW

102 S Henderson Street is ideally positioned just off the main commercial corridor in Lock Haven, PA, offering excellent accessibility and visibility within the city's central business district. Located only a few blocks from Main Street, the property benefits from proximity to a mix of national retailers, local shops, restaurants, and essential services that drive consistent daily traffic. The site is conveniently situated near Lock Haven University, providing a steady population of students, faculty, and staff, as well as strong daytime and evening activity. Easy access to Route 220 enhances regional connectivity, allowing for efficient travel to Williamsport, Jersey Shore, and surrounding Central Pennsylvania markets. The property also benefits from its proximity to UPMC Lock Haven Hospital and other key employers, contributing to a reliable flow of visitors and employees throughout the day.



APPALACHIAN THROUGHWAY, US 220: $\pm 18,400$ VPD | E WALNUT ST: $\pm 4,000$ VPD

TRADE AREA

Situated in the heart of downtown Lock Haven, 102 S. Henderson Street benefits from a well-established trade area characterized by a mix of local businesses, government services, and a steady flow of pedestrian and vehicular traffic. Henderson Street serves as a key connector within the central business district, linking Main Street to surrounding residential neighborhoods and community amenities. The property is positioned within proximity to Clinton County Courthouse, Lock Haven University (Commonwealth University – Lock Haven), UPMC Lock Haven, and multiple public parking facilities, all of which contribute to consistent daytime population and foot traffic. The surrounding area features a blend of retail, office, service-oriented businesses, and restaurants, creating a vibrant, walkable environment that supports a variety of commercial uses.



PROPERTY HIGHLIGHTS

- **Prime Downtown Location:** Situated in the heart of Lock Haven along S Henderson Street, offering strong visibility and convenient access to local businesses, government offices, and residential neighborhoods.
- **High Traffic Exposure:** Benefits from consistent vehicle and pedestrian traffic, ideal for retail, office, or service-oriented users seeking visibility and accessibility.
- **Flexible Use Potential:** Suitable for a variety of commercial uses including retail, professional office, or mixed-use, depending on zoning.
- **Walkable Amenities:** Within close proximity to restaurants, shops, and Lock Haven University, providing a steady flow of potential customers and employees.
- **Convenient Access & Connectivity:** Easy access to major routes including Route 220, connecting to Williamsport and surrounding Central PA markets.



MARKET AERIAL



SITE

PIPER MEMORIAL AIRPORT

MILLBROOK PLAZA
Olive's Outlet weis
GOOD STUFF CHEAP
Marshalls Little Caesars
HARBOR FREIGHT TOOLS DOLLAR GENERAL

LOCK HAVEN UNIVERSITY

UPMC

TACO BELL

MCDONALD'S

DUNKIN'

CVS pharmacy

Wendy's

RSC

weis

FAMILY DOLLAR

BURGER KING

Arby's

Auto Zone

TRACTOR SUPPLY CO

WAYBACK BURGERS

Walmart

CENTRAL MOUNTAIN HIGH SCHOOL

Ruby Tuesday

LOWE'S

SHEETZ

CENTRAL MOUNTAIN MIDDLE SCHOOL

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:

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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.

