

# 3904 ABEL DRIVE

COLUMBIA, PA 17512



±7,120 SF AVAILABLE

**FOR SALE**



JEFF HERR | JEFFREY HERR

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

- ±7,120 sf office building available for sale in West Hempfield Township
- Situated between PA-462 and Route 30, minutes from the Prospect Road exit
- Two story building with three suites
- Private parking lot
- All public utilities
- Contact listing agent regarding current leases and rent roll



| DEMOGRAPHICS | 3 MILE    | 5 MILE    | 7 MILE    |
|--------------|-----------|-----------|-----------|
| POPULATION   | 32,507    | 68,927    | 152,399   |
| EMPLOYEES    | 13,556    | 30,820    | 67,050    |
| AVERAGE HHI  | \$116,936 | \$126,838 | \$122,224 |
| HOUSEHOLDS   | 13,123    | 27,614    | 61,480    |



# MARKET OVERVIEW



# 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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### JEFF HERR

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### JEFFREY HERR

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### 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.

