

2901 LINGLESTOWN RD

HARRISBURG, PA 17110

UNION SUMMIT
APARTMENTS

SITE



±14,000 VPD

±2.7 ACRES AVAILABLE

FOR LEASE



CALE BRUSO | ADAM HAGERMAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Positioned along one of Harrisburg's established commercial corridors, 2901 Linglestown Road offers approximately 2.7 acres of highly visible land available for lease. The property benefits from frontage along Linglestown Road with approximately 14,000 vehicles per day, as well as access at a signalized intersection, providing excellent visibility and convenient ingress/egress.

The site is currently zoned BOR (Business Office Residential), offering flexibility for a variety of potential commercial, office, medical, and service-oriented uses, subject to municipal approvals. This is a rare opportunity to secure a sizable land parcel in an established Harrisburg commercial corridor, surrounded by nationally recognized retailers and major healthcare and financial institutions.

The property is strategically located within a strong retail and service-oriented trade area and is surrounded by a number of prominent national and regional retailers, including GIANT, Weis Markets, Aldi, Chase Bank, Chipotle, Wendy's, PNC Bank, M&T Bank, Truist and UPMC, among others.

From a regional connectivity standpoint, the property offers convenient access to Interstate 81, Interstate 83 and Route 22, providing efficient connections throughout Harrisburg, the East Shore and surrounding Central Pennsylvania markets. Nearby commercial development along the Linglestown Road corridor also reinforces the area's position as a prominent suburban retail and business destination.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

42,362

134,784

220,184

EMPLOYEES

26,466

79,696

143,106

AVERAGE HHI

\$135,719

\$106,541

\$106,449

HOUSEHOLDS

17,917

56,956

92,516



HIGHLIGHTS

- 2.7± acres available for lease
- 2901 Linglestown Road, Harrisburg, PA 17110
- BOR (Business Office Residential) zoning
- Signalized access
- ±14,000 VPD along Linglestown Road



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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

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LANDLORD
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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.

