

# 4170 PHILADELPHIA AVE. | CHAMBERSBURG, PA 17201

## 29,000 SF AVAILABLE | FOR LEASE



### POPULATION

65,080



### EMPLOYEES

21,293



### HH INCOME

\$84,982



### HOUSEHOLDS

26,169



### TRAFFIC COUNTS

RT 16  
16,000 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

## PROPERTY OVERVIEW

Former Shop 'N Save grocery store for lease.



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Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

## PROPERTY SUMMARY

Available SF	29,000 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Property Type:	Retail
Lot Size:	0 Acres
Building Size:	29,000 SF

## PROPERTY HIGHLIGHTS

- Grocery Store For Lease
- Greene Township
- Located off Route 11
- Next to Dollar General

## AVAILABLE SPACES

SF Available	Lease Type	Lease Rate
29,000	NNN	\$7.00 SF/yr



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