



# BRANDALE BUSINESS CENTER

# Available For Lease

138 Franklin Farm Lane | Chambersburg, PA 17202

±7,125 SF FOR LEASE  
2 LEVELS + ELEVATOR

±754 SF  
FOR LEASE



**BW**

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± 754 - 7,125 SF **AVAILABLE**

# PROPERTY OVERVIEW

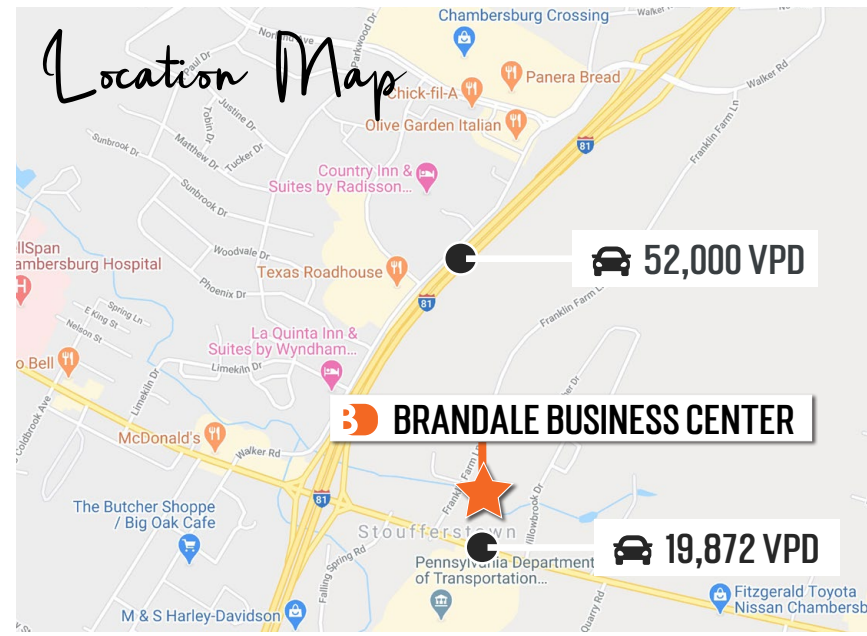


Brandale Business Center is a 15,362 SF professional building in the heart of Chambersburg. The property is ideally situated off of Rt. 30 and close to I-81. The building sits on ± 2.58 acres and features five suites.

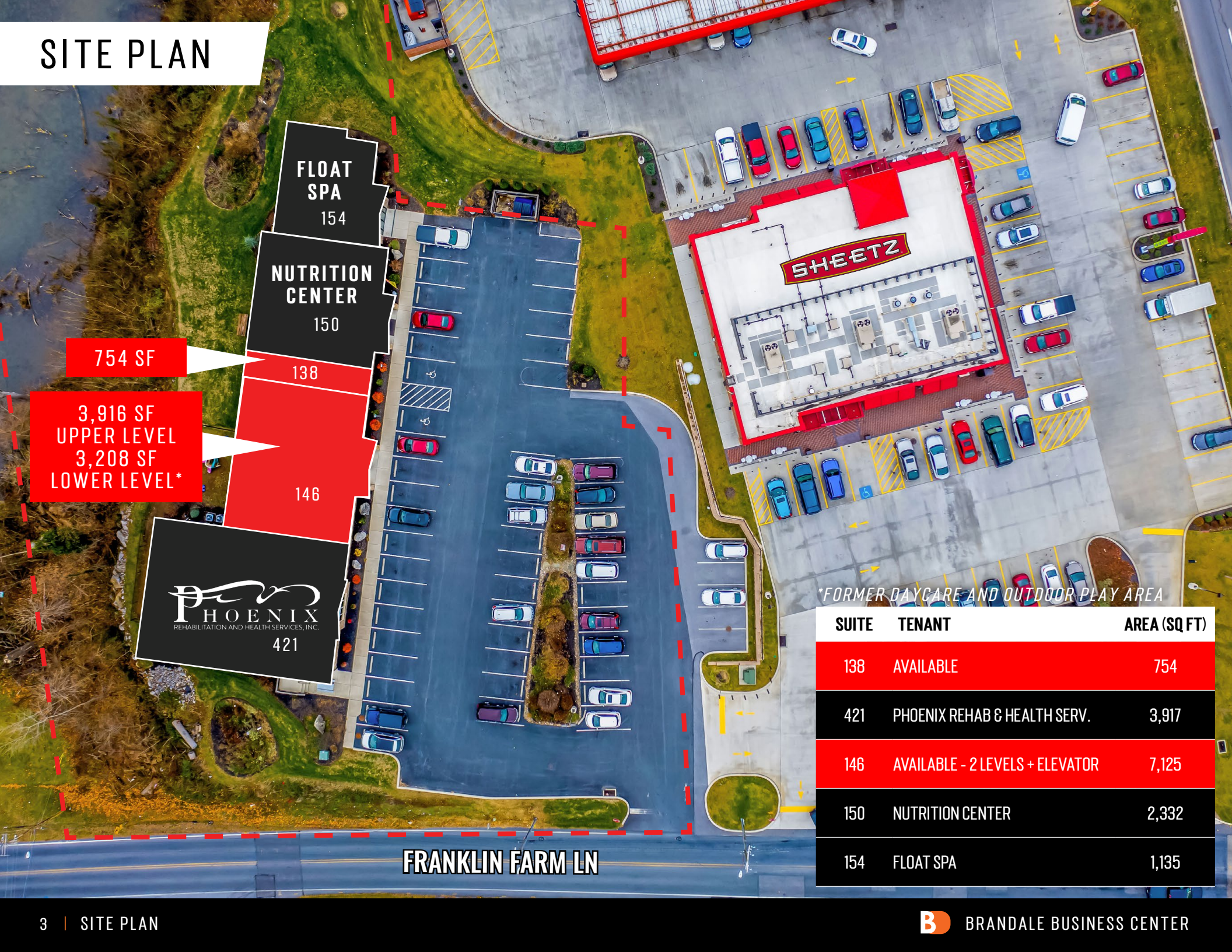


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,825	33,403	55,081
TOTAL EMPLOYEES	7,825	26,851	32,994
AVERAGE HHI	\$81,648	\$68,386	\$74,559
TOTAL HOUSEHOLDS	1,230	14,245	23,158

**TRAFFIC COUNTS: LINCOLN WAY E: ±19,872 VPD**



# SITE PLAN



FLOAT SPA  
154

NUTRITION CENTER  
150

754 SF

138

3,916 SF  
UPPER LEVEL  
3,208 SF  
LOWER LEVEL\*

146

PHOENIX  
REHABILITATION AND HEALTH SERVICES, INC.  
421

SHEETZ

\*FORMER DAYCARE AND OUTDOOR PLAY AREA

FRANKLIN FARM LN

SUITE	TENANT	AREA (SQ FT)
138	AVAILABLE	754
421	PHOENIX REHAB & HEALTH SERV.	3,917
146	AVAILABLE - 2 LEVELS + ELEVATOR	7,125
150	NUTRITION CENTER	2,332
154	FLOAT SPA	1,135

# MARKET AERIAL



## Chambersburg Crossing



## Chambersburg Square



## Walker Road Shoppes



## Gateway Center



## Pavillion Shoppes at Gateway



**SITE**

## Chambersburg Plaza



## Guilford Square



## Chambersburg Area Middle School



## Franklin Center



## Lincoln East SC



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.

Our Leasing Team provides top notch leasing services for all categories of retail & commercial real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

## AGENTS:

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## OUR LOCATIONS:

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3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

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Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NJ OFFICE:

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

## BROKERAGE. REDEFINED.

Information shown 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.



	2,568,790
	976,819
	863,970
	131,000
	491,045
	179,364
	690,144
	279,301
	98,470
	244,353
	75,380
	846,579
Equity	231,609
Product A01	503,980
Product A02	45,000
Product A03	461,773
Product A04	182,700
Product B01	279,981
Total	8,587,084