



**BRANDALE  
BUSINESS CENTER**

*Available For Lease*

138 Franklin Farm Lane | Chambersburg, PA 17202

±7,125 SF FOR LEASE

±1,135 SF FOR LEASE

**BW**

**BRADLEY ROHRBAUGH**  
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±1,135 - 7,125 SF **AVAILABLE**



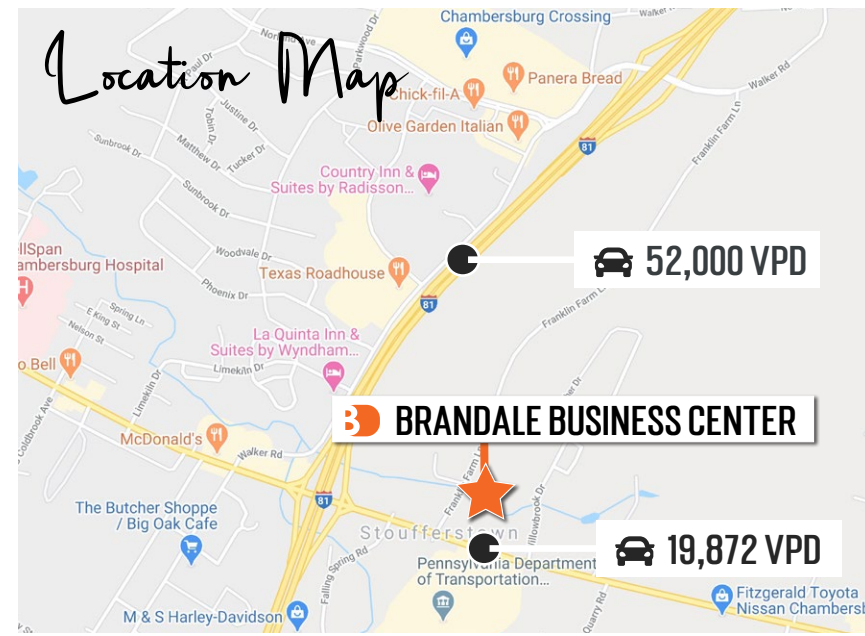
# PROPERTY OVERVIEW



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  $\pm$  2.58 acres and features five suites.

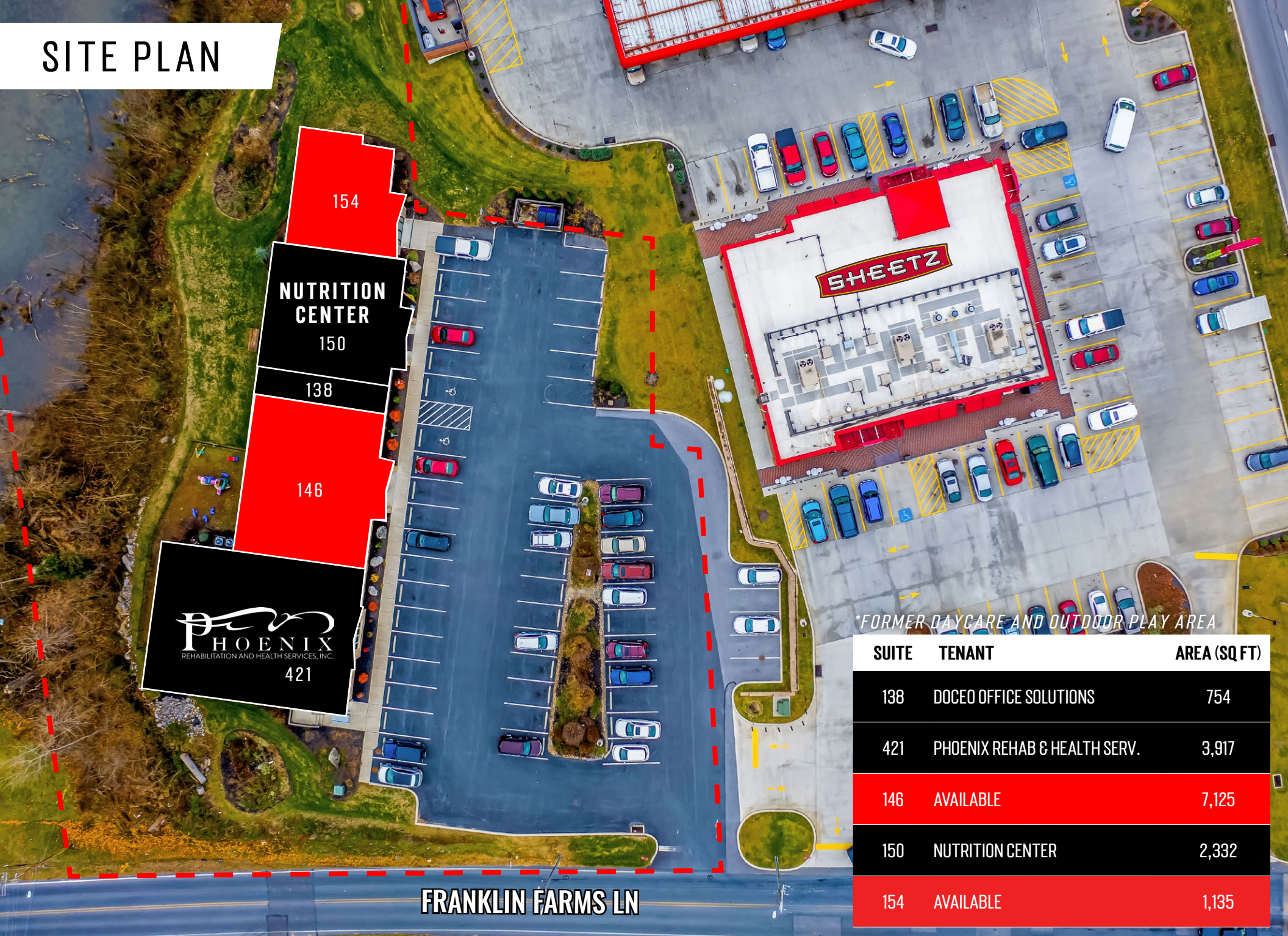


DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	2,825	33,403	55,081
	TOTAL EMPLOYEES	7,825	26,851	32,994
	AVERAGE HHI	\$81,648	\$68,386	\$74,559
	TOTAL HOUSEHOLDS	1,230	14,245	23,158
TRAFFIC COUNTS: <b>LINCOLN WAY E: <math>\pm</math>19,872 VPD</b>				





# SITE PLAN



\*FORMER DAYCARE AND OUTDOOR PLAY AREA

SUITE	TENANT	AREA (SQ FT)
138	DOCED OFFICE SOLUTIONS	754
421	PHOENIX REHAB & HEALTH SERV.	3,917
146	AVAILABLE	7,125
150	NUTRITION CENTER	2,332
154	AVAILABLE	1,135



# MARKET AERIAL



## Chambersburg Square



## Gateway Center



## Pavillion Shoppes at Gateway



**SITE**

## Chambersburg Crossing



## Walker Road Shoppes



## Guilford Square



## Chambersburg Plaza



## Chambersburg Area Middle School

## Franklin Center



## Lincoln East SC





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

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

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **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:



### **Blake Shaffer**

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### **Brad Rohrbaugh**

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### **Chad Stine**

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## CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

