

± 4,400 SF

131 E. McKinley St

Chambersburg, PA | 17201

FOR SALE



Property Overview

131 E McKinley Street is a 4,400-sf freestanding building, located in the heart of Chambersburg, PA. It's numerous offices and conferences rooms makes it the perfect space for an office or medical user. The property has ample parking for employees and visitors, and two points of access, making it easily accessible from S Main Street and S Central Ave.



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA

BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
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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.

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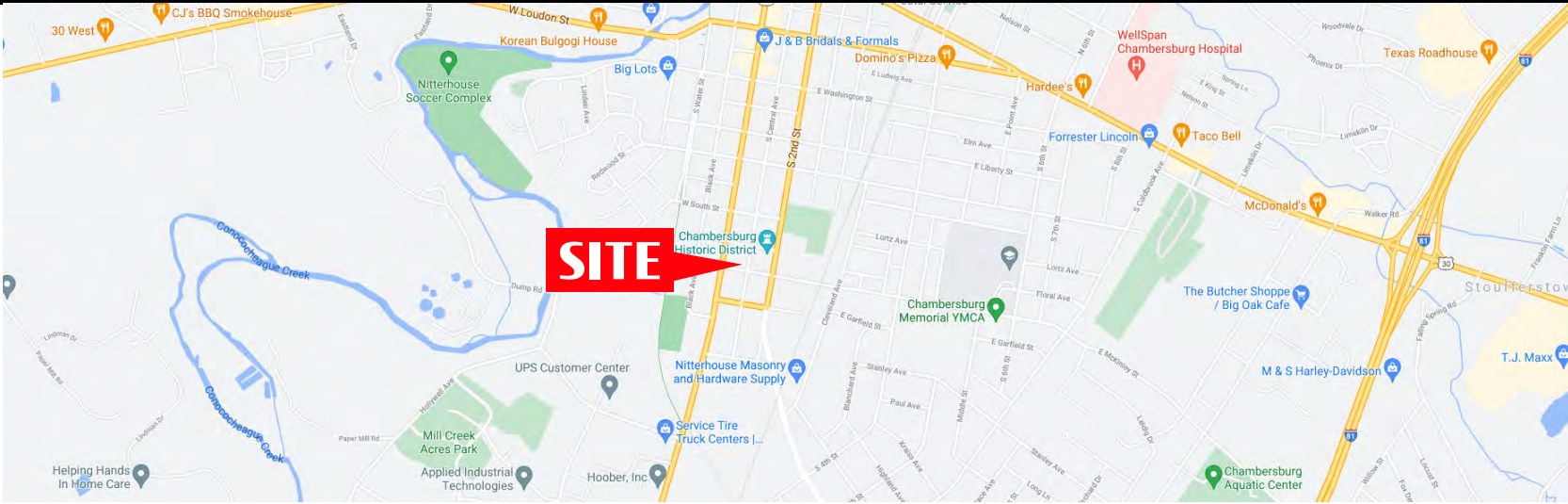
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Location

131 E McKinley Street is under half a mile from Downtown Chambersburg and about one mile from WellSpan Hospital of Chambersburg (+/- 1,400 employees). Chambersburg Area Senior High School is also right down the street. Other businesses in the area include Nitterhouse Masonry and Hardware Supply, UPS Customer Center, Elwood Staffing, and more. The site is conveniently located off Route 11, which is the main travel artery through Carlisle, Shippensburg, Chambersburg, and Greencastle, PA.

Trade Area

The stability of 131 E McKinley is attributed to the 20-minute drive time demographic of over 85,703 people with average household incomes of \$79,621 and daytime employment demographics equally as strong with 32,481. The Demographics within a 10-mile radius include 89,670 people within 35,979 homes, with a labor force of 32,443, with an average household income of \$80,521.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,531	50,983	66,659
TOTAL EMPLOYEES	19,767	25,417	27,877
AVERAGE HHI	\$70,075	\$77,766	\$78,585
TOTAL HOUSEHOLDS	13,893	20,923	27,142



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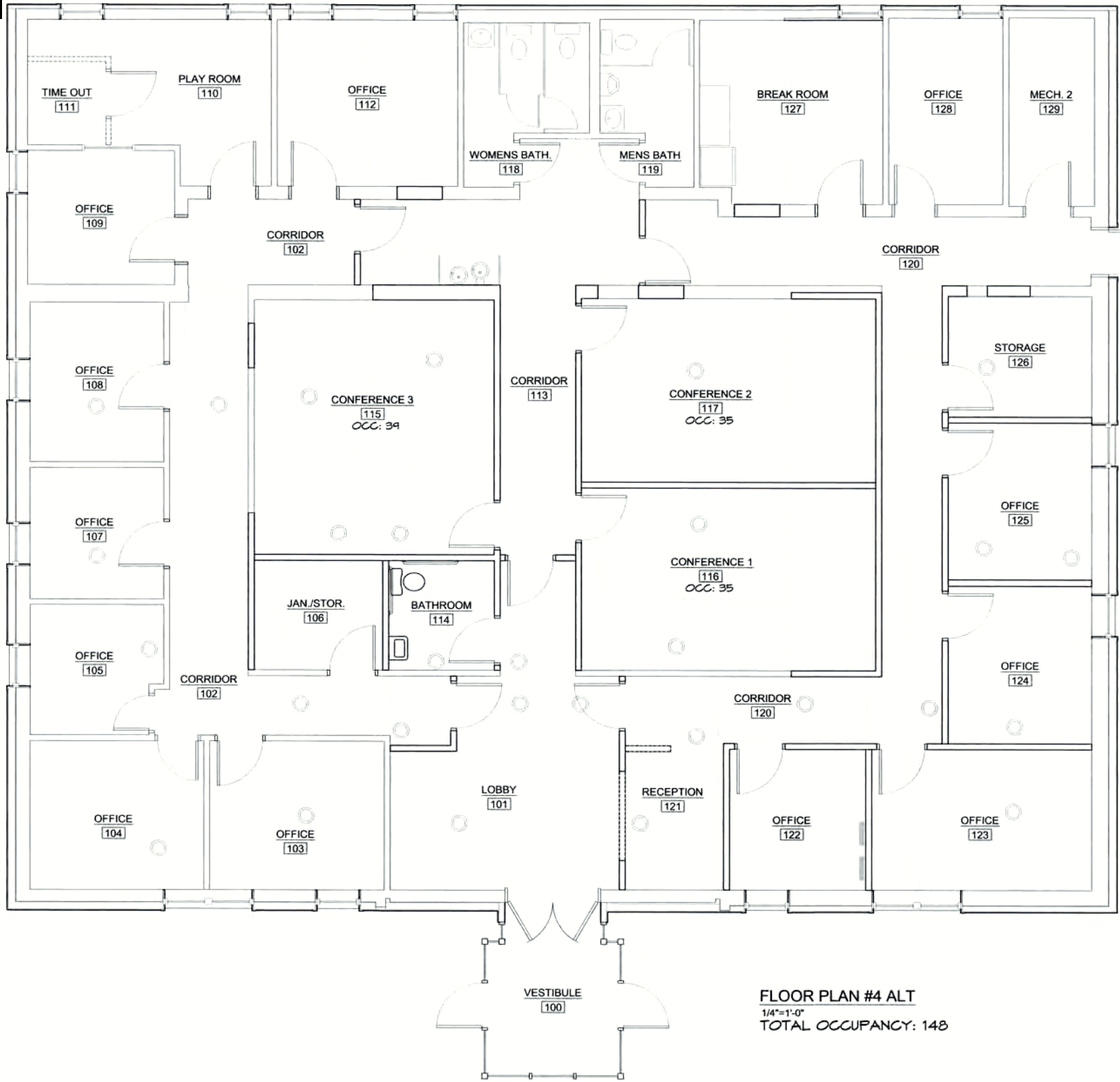
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SITE PLAN



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Market Overview



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