

# 131 E MCKINLEY STREET

CHAMBERSBURG, PA | 17201



## 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.

**± 4,400 SF  
FOR LEASE**



**Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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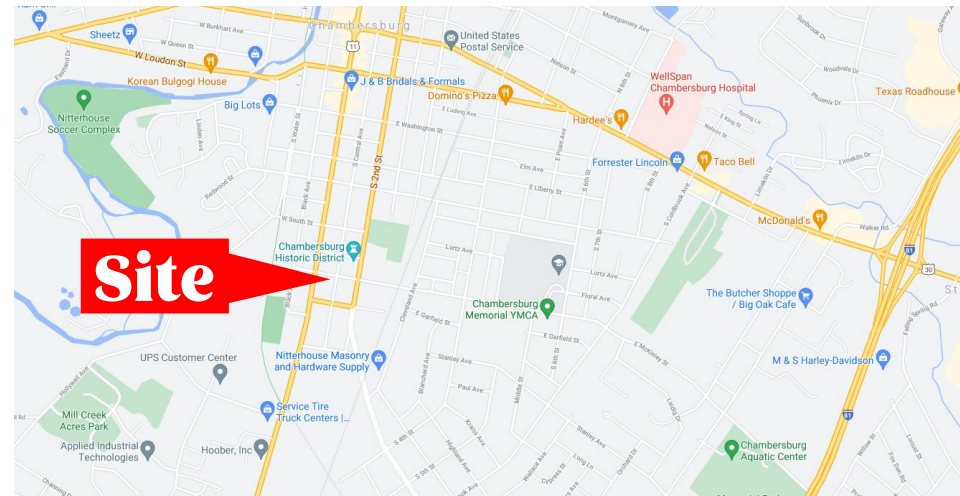
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## LOCATION

**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 Hard-ware 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 house- hold 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

TRAFFIC COUNTS: **S 2nd Street** ±8,400 VPD



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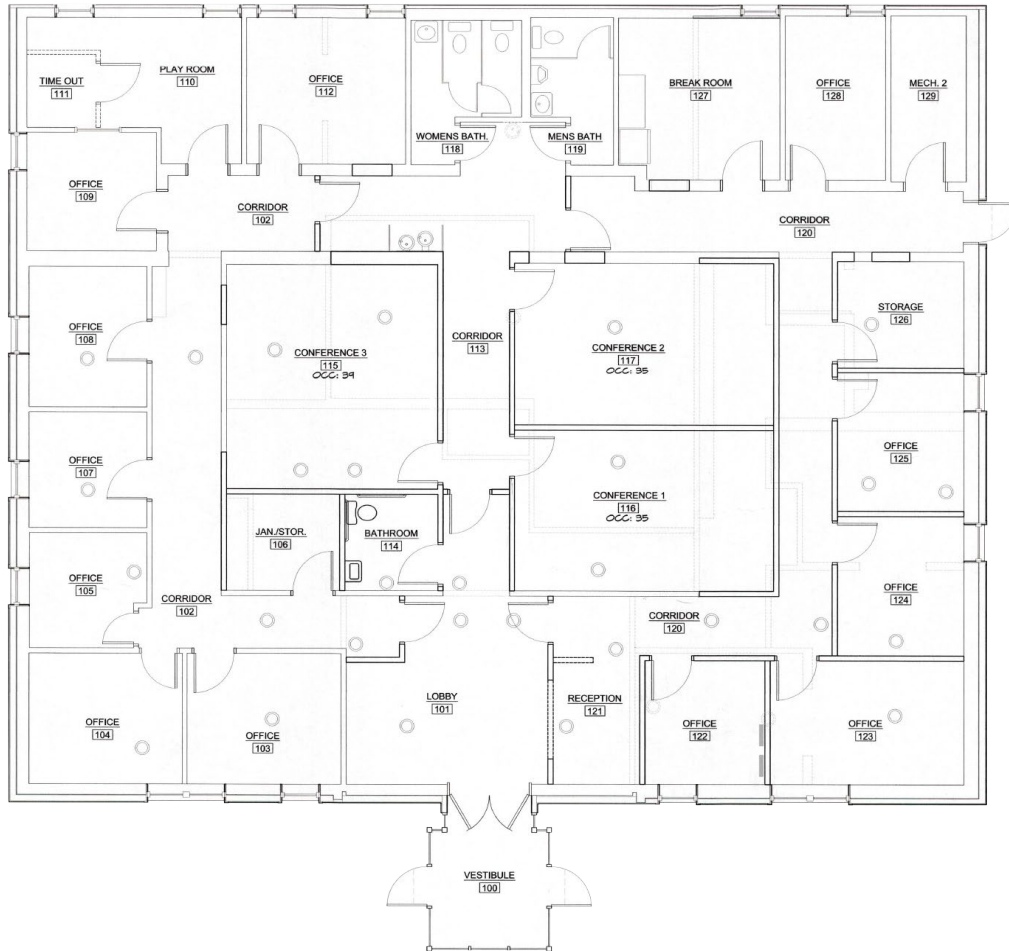


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Westside Plaza

**Chambersburg Square**  
Starbucks, FIVE GUYS, Visionworks, Chick-fil-A, Olive Garden, AT&T, MATTRESS Warehouse, LONGHORN

**Chambersburg Crossing**  
Target, Giant, KOHL'S, PETSMART, Michaels, Staples, Panera Bread, MOD, Red Robin, FIVE BELOW, rue 21, CHIPOTLES

**Walker Road Shoppes**  
AspenDental, MATTRESS FIRM

**Southgate SC**  
BIG LOTS, CVS/pharmacy, FAMILY DOLLAR

**Gateway Center**  
WOLF'S, TEXAS, B.J.'S

**Pavilion Shoppes at Gateway**  
Moe's, Jersey Mike's, TERIYAKI MADNESS

**Guilford Square**  
DUNKIN' DONUTS, Allstate, Kelly Services, Montezuma

**Chambersburg Plaza**  
GROCERY OUTLET, HOBBY LOBBY, Little Caesars, Arby's

**Hillside East Plaza**  
GameStop, Springleaf, Cosmo Prof

**SITE**

**Wayne Plaza**  
GIANT, FINE WINE & GOOD SPIRITS, holiday hair, GNC, LIVE WELL, petvalu, DOLLAR TREE, verizon

**Franklin Center**  
DICK'S, petco, TJ-maxx, ULTA, OUL'S OSTER

**Lincolnway East SC**  
MATTRESS Warehouse, FINE WINE & GOOD SPIRITS, HARBOR FREIGHT TOOLS, JOANN, LIMITED EDUCATIONS

**Chambersburg Towne Center**  
Save a Lot, metro, PCS, POWER TRAIN GYM, weis



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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