

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 SALE



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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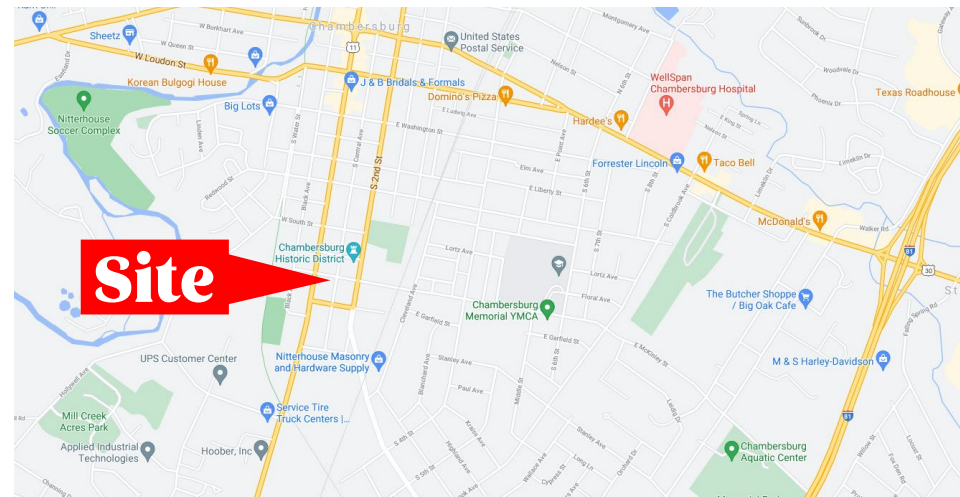
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LOCATION

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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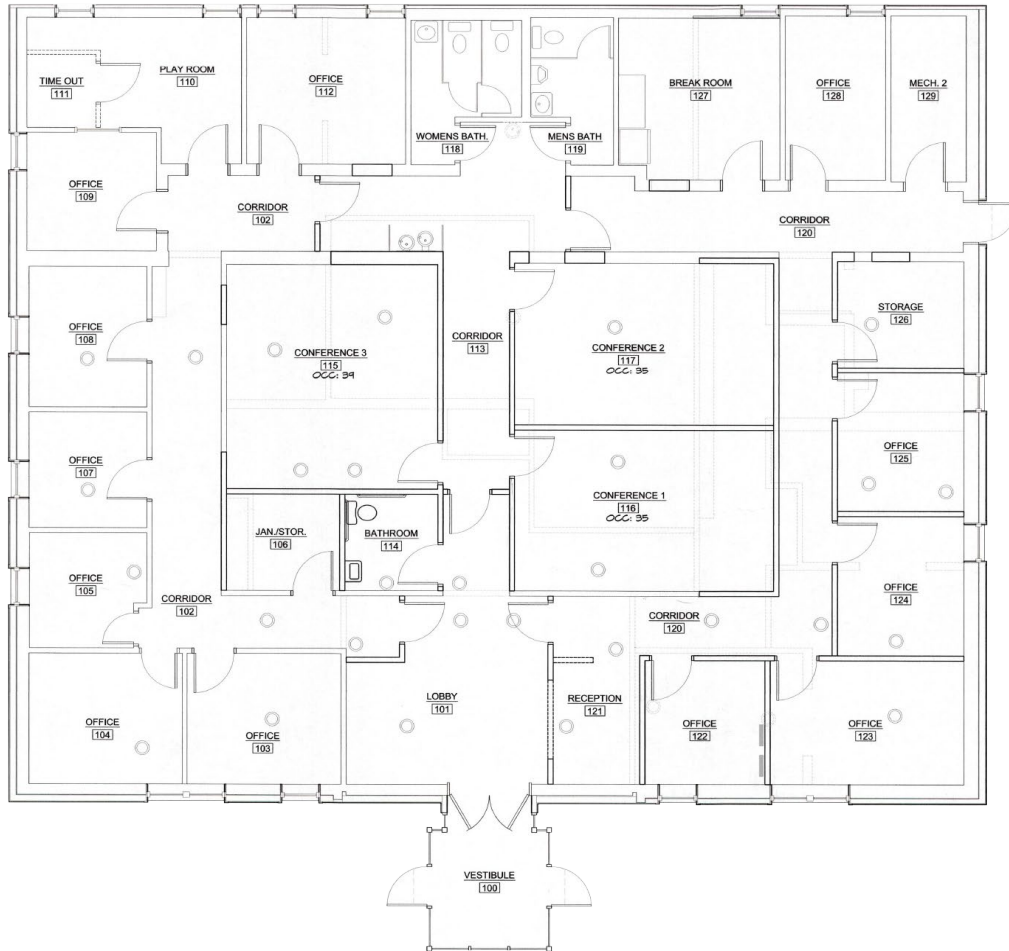


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Westside Plaza

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, Chipotle Mexican Grill, rue 21

Walker Road Shoppes
AspenDental, MATTRESS FIRM, Jiffy Lube

Southgate SC
BIG LOTS!, CVS/pharmacy, FAMILY DOLLAR, RSC

Gateway Center
Burger King, TEXAS COLONY, WOLF'S Since 1968

Pavilion Shoppes at Gateway
Moe's southwest grill, Jersey Mike's SUBS, Teriyaki Madness

Guilford Square
DUNKIN' DONUTS, Allstate, Kelly Services, Montezuma Mexican Restaurant

Chambersburg Plaza
GROCERY OUTLET, HOBBY LOBBY, Little Caesars, Arby's, Tractor Supply Co

Hillside East Plaza
GameStop, Springleaf, Cosmo Prof, Susie's

SITE

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

Franklin Center
DICK'S Sporting Goods, ULTA, petco, TJ-maxx, Oldies & More

Lincolnway East SC
MATTRESS Warehouse, FINE WINE & GOOD SPIRITS, HARBOR FREIGHT TOOLS, JOANN fabric and craft stores, LIMITED EDUCATORS

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



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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