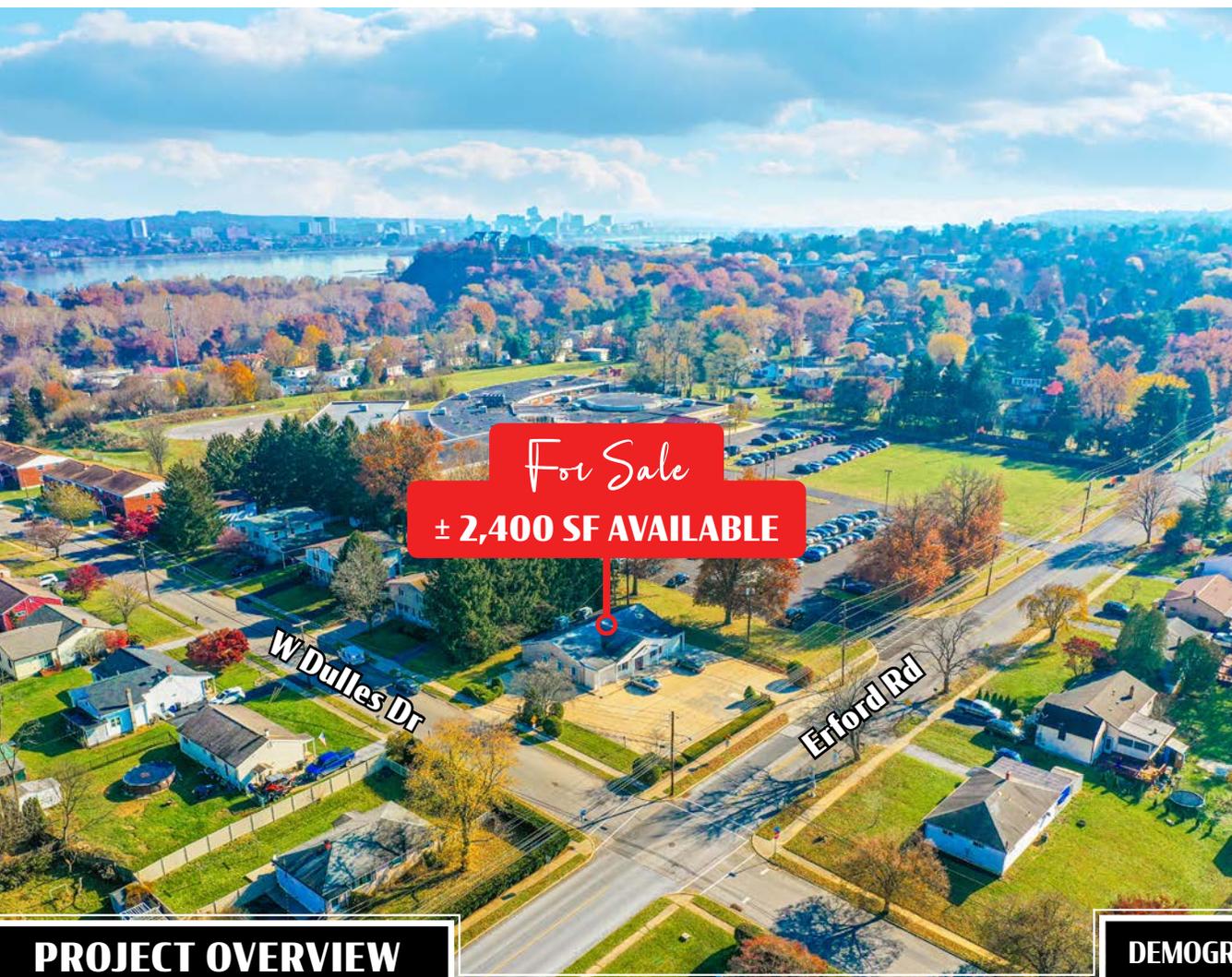


Premier Office Building Available

FOR SALE | ± 2,400 SF
412 Erford Road | Shiremanstown, PA 17011



Nearby: **UPMC** LIFE CHANGING MEDICINE, **PennState Health**, **PeopleShare**, **HIGHMARK**

PROJECT OVERVIEW

412 Erford Road is a 2,400-sf office building located in Shiremanstown, PA and is available for sale. In addition to the high visibility and frontage, due to sitting on the corner of Erford Road and W Dulles Drive, the site also sits across the street from Red Oak Acres Apartment Complex and is surrounded by residential neighborhoods. The property offers ample parking, pylon signage, and easy access from Erford Road and W Dulles Drive.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	76,991	175,780	267,873
TOTAL EMPLOYEES	72,397	135,578	188,795
AVERAGE HHI	\$86,824	\$84,603	\$84,406
TOTAL HOUSEHOLDS	33,856	73,340	112,359

Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com

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 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
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ACTIVE MEMBER OF:
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Premier Office Building Available

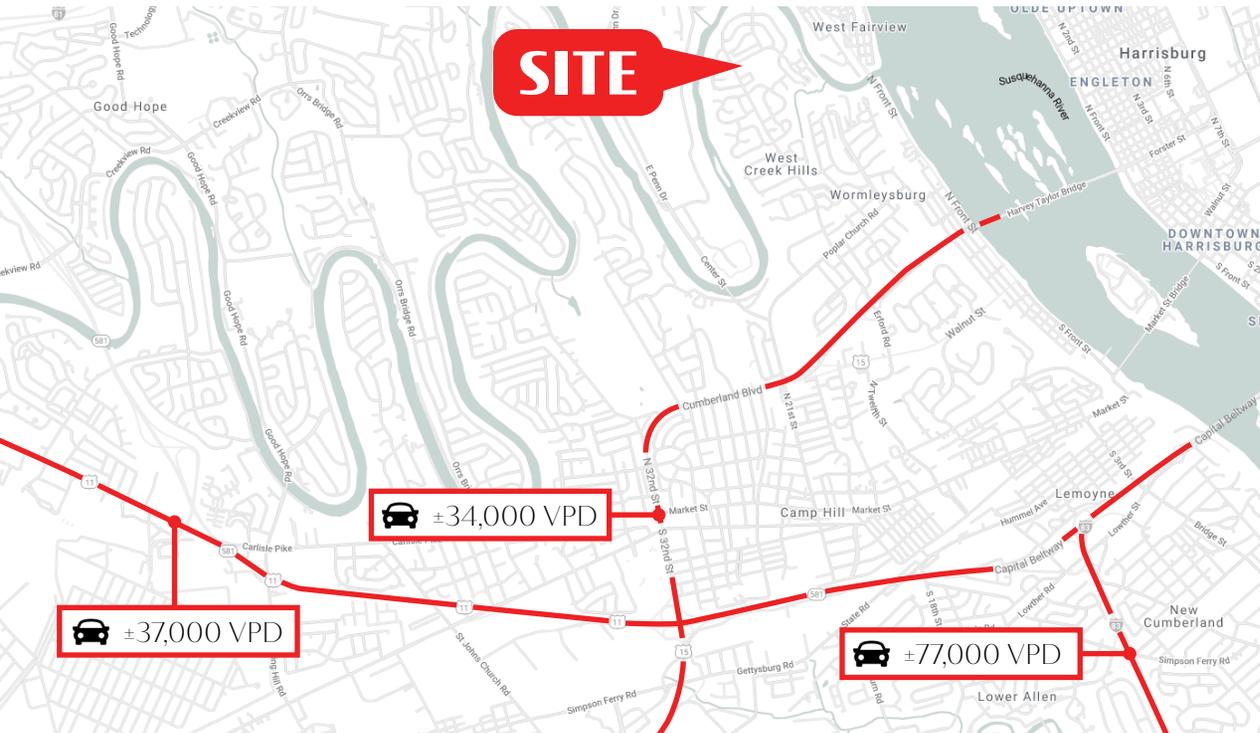
FOR SALE | ± 2,400 SF
412 Erford Road | Shiremanstown, PA 17011

LOCATION

412 Erford Road is ideally situated between two of Shiremanstown's main travel arteries; I-83 and Carlisle Pike (Rt 11). This makes the site easily accessible from not only the rest of Shiremanstown, but also greater Mechanicsburg, Harrisburg, Carlisle, and the Goldsboro area. Nearby major employers include High Mark Blue Shield Insurance, UPMC Health Centers, Penn State Health, and West Creek Hills School.

TRADE AREA

The stability of 412 Erford Road is attributed to the 20-minute drive time demographic of over 229,000 people with an average household income of \$81,811 and daytime employment demographics equally as strong with 185,882. The demographics within a 10-mile radius include 363,178 people with 152,228 homes, with a labor force of 296,20, with an average household income of \$86,238.



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