

# 1988 SCOTLAND AVE

CHAMBERSBURG, PA 17201

# Available For Sale

Prime Medical Office

2,800 SF  
FOR SALE

## PROPERTY OVERVIEW

1988 Scotland Ave. is a move-in ready medical office building for sale in Chambersburg, PA. There is +/- 2,800-sf of usable space. The site offers ample parking, pylon and building signage, and easy access from Scotland Avenue with a turning lane.

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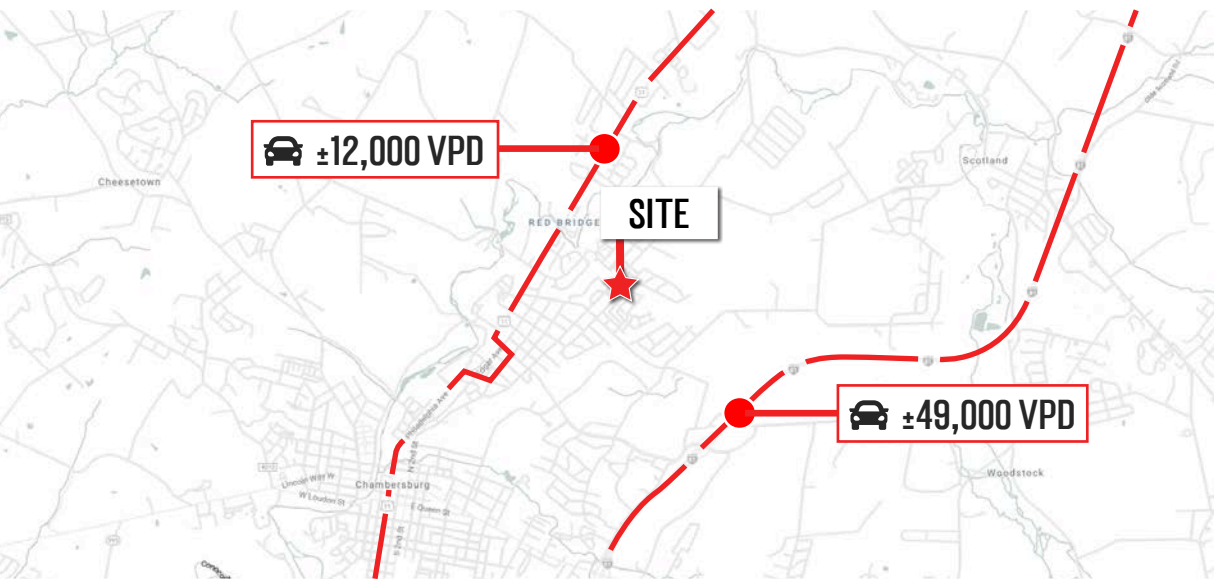
± 2,800 SF **AVAILABLE**

Available



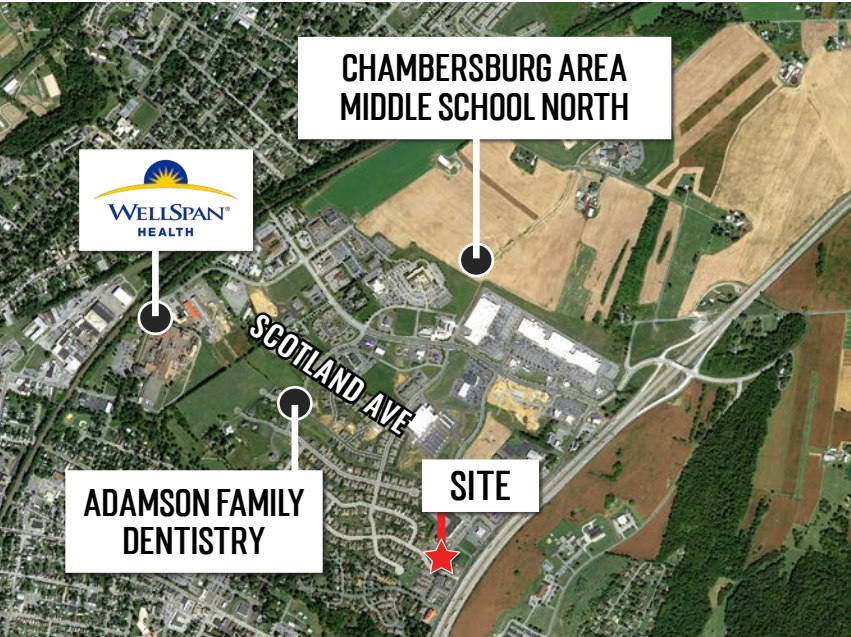
## LOCATION

1988 Scotland Ave. is ideally positioned in the heart of Chambersburg's residential population, making it an exceptional spot for a medical or veterinary use. In addition, Wilson College (+/- 1,000 students), is a stone throw away. Scotland Ave. is one of the main travel corridors, which connects downtown Chambersburg to Shippensburg, PA and sees +/- 7,000 V.P.D.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	32,480	50,700	63,173
TOTAL EMPLOYEES	17,525	24,566	27,971
AVERAGE HHI	\$75,721	\$80,189	\$81,638
TOTAL HOUSEHOLDS	13,456	20,741	25,691

**TRAFFIC COUNTS:**  
**SCOTLAND AVE:** ±5,000 VPD | **PHILADELPHIA AVE (RT 11):** ±12,000 VPD



## TRADE AREA

Demographics are strong with 63,173 people within a 7-mile radius, with an average household income of \$82,000. This is \$20,000 higher than the National Average. Adding to the stability are the other office and medical users that surround the site.

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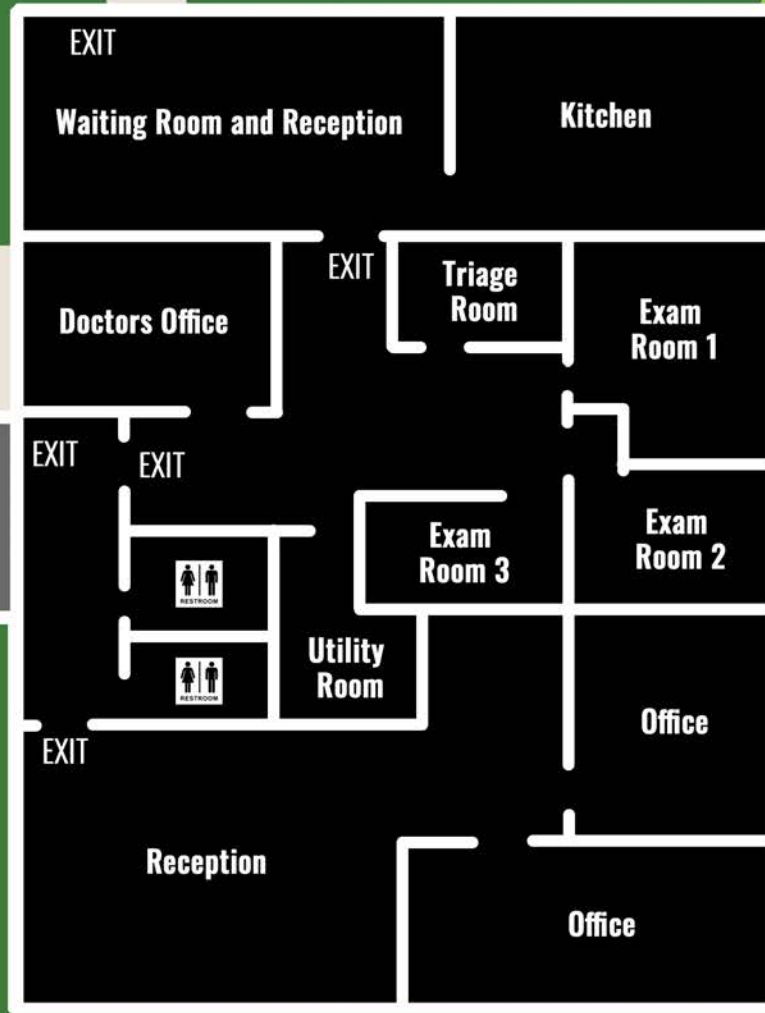
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# FLOOR PLAN



# MARKET AERIAL

Cumberland Area Middle School

**SITE**

Wilson College

