

208-210 S Main St

Chambersburg, PA 17201

Downtown *Chambersburg*

For Lease

±120-200 SF Space in ♥ of Chambersburg

Property Overview

208-210 S Main Street are commercially zoned retail spaces available for lease in the heart of Downtown Chambersburg. This is a great opportunity for a retail or office tenant. The site benefits from ample street parking, signage opportunities, and easy access from the surrounding market.



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



COMMERCIAL BROKERAGE. *Redefined.*

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For **Lease**
±120-200 SF



Location

208-210 S Main Street is ideally located on the corner of a fully signalized light at S Main Street and E Queen Street. The main travel artery through Chambersburg is lined with a number of small businesses which include J&B Bridal, Olympia Candy Kitchen, Lotus Bowls & Juicery, and Keystone Community Health Services, just to name a few. S Main Street, also known as Route 11, is the main road that connects Chambersburg to Shippensburg, Carlisle, and Greencastle.

Trade Area

Adding to the stability of the market are the demographics within a 10-mile radius. There are 86,988 people within 34,894 households with an average annual income of \$82,275. The daily traffic isn't just attributed to the residential population but also the +/- 3,000 businesses and +/- 32,000 employees within the same 10-mile radius.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,326	50,839	65,322
TOTAL EMPLOYEES	19,416	25,256	27,607
AVERAGE HHI	\$72,081	\$80,540	\$81,734
TOTAL HOUSEHOLDS	14,040	20,663	26,392

TRAFFIC COUNTS

S Main St (Rt 11) - ±8,000 VPD | **Rt 30** - ±18,000 VPD



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MARKET AERIAL



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ACTIVE MEMBER OF:
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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

INVESTMENT ADVISORS:

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