

639 South Street

McSherrystown, PA | 17344

For Lease



Property Overview

Available
±3,062 SF

639 South Street is a 3,062 square-foot free standing retail building with a drive-thru, located in McSherrystown, PA, along South Street and Third Street. The site presents a unique opportunity to be located off the main intersection of town. The site has excellent visibility and access. The building is laid out as a former bank with offices, vault and teller line. The property is adjacent to Delone Catholic HS. The lease rate is \$2,400/month plus utilities.



Surrounding Retailers



**DELONE CATHOLIC
HIGH SCHOOL**
ESTOTE FACTORES VERBI (JAMES 1:22)



Ryan Myers

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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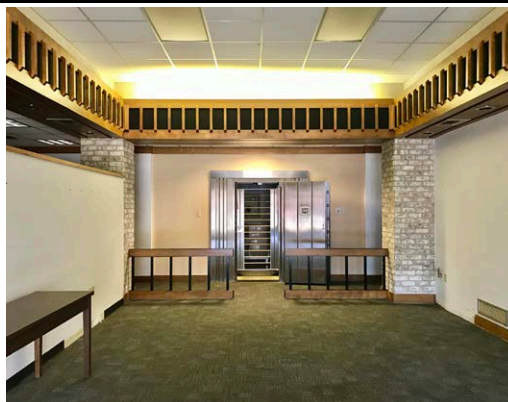
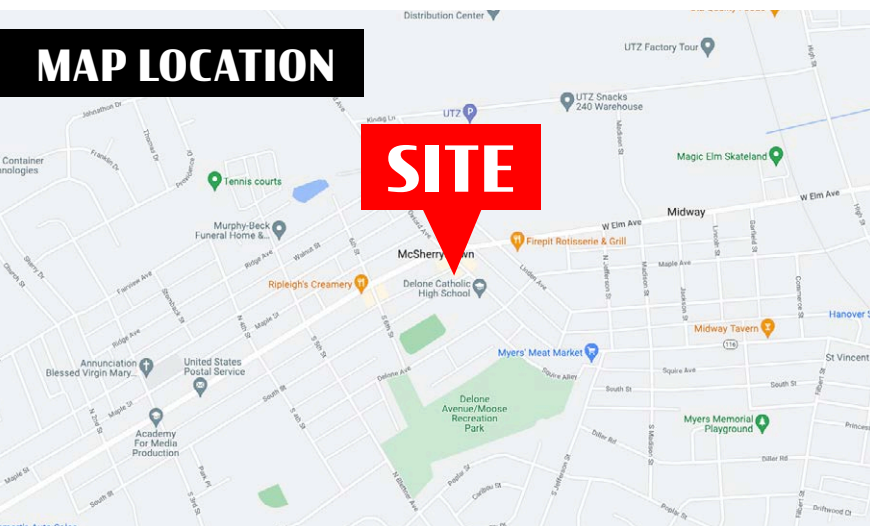
Location

Along with its great visibility and access to South Street, the site benefits from a demographic area that extends more than 10 miles. The site is located on state route 116, which is one of the primary travel routes between Hanover and Gettysburg. Neighbors to the site include: Conewago Township Elementary School, Utz Quality Snacks, Clarks, Ox, and Conewago Enterprises.

Trade Area

This site shows a 20-minute drive time demographic of over 161,905 people with household incomes of more than \$81,944 and daytime employment demographics equally as strong with 133,349. The demographics within a 10-mile radius include 116,278 people in 46,134 homes, a labor force of 95,240 with an average household income of \$79,711.

MAP LOCATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,004	40,140	65,053
TOTAL EMPLOYEES	4,671	26,882	33,518
AVERAGE HHI	\$62,855	\$68,659	\$75,775
TOTAL HOUSEHOLDS	3,814	16,561	26,079
TRAFFIC COUNTS: 3rd Street ± 17,000 VPD			



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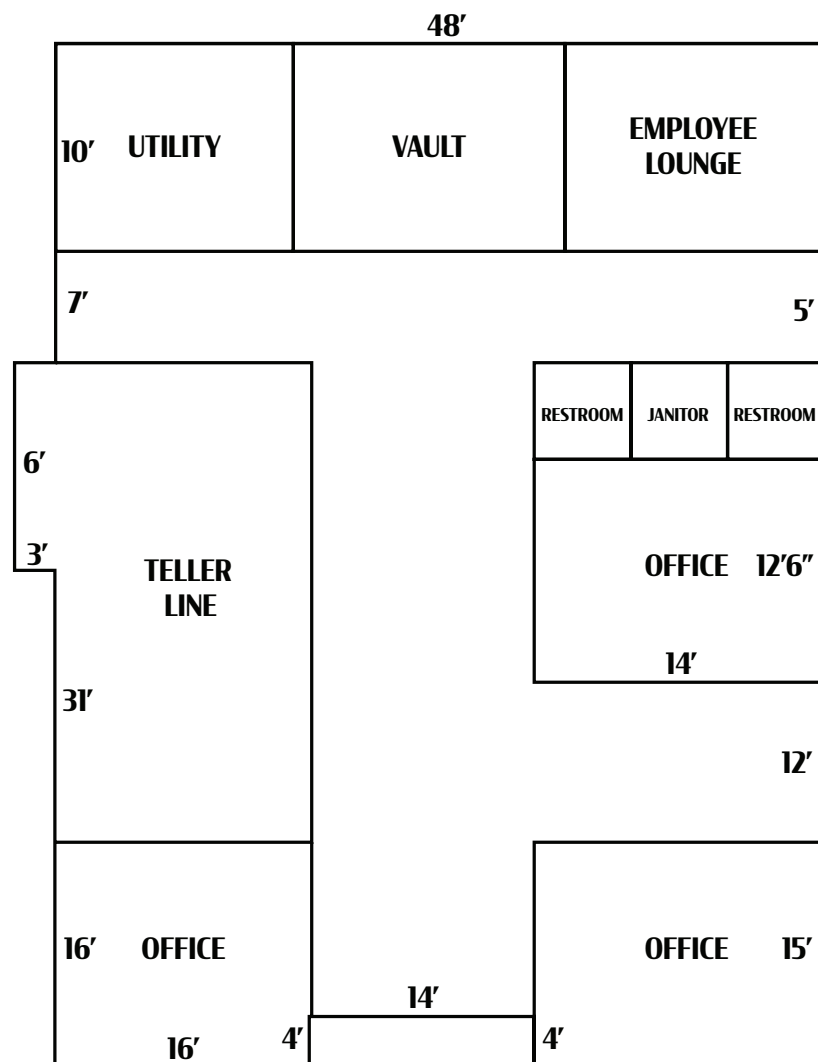
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FLOOR PLAN



GROUND FLOOR RETAIL SPACE
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MARKET AERIAL



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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.

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