

415 LIMEKILN DRIVE

CHAMBERSBURG, PA | 17201



± 2,734 SF AVAILABLE | FOR LEASE/SALE



Abe Khan | Ashlee Lehman | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Lease/Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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FOR LEASE/SALE

OVERVIEW

Positioned in the heart of Chambersburg, PA, 415 Limekiln Drive is a ±2,734 square foot office space available for lease and sale. The site has fantastic access from Route 30 and Interstate 81, which are the two main travel arteries in the area bringing traffic from many surrounding towns like Shippensburg, Greencastle, Carlisle, Mechanicsburg, and Waynesboro. Located within Crossroads Business Park, the site benefits from ample parking, signage opportunities, and great exposure to the market. This is a great opportunity for a service or medical user that is looking to break into this growing market.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	35,294	55,484	68,081
TOTAL EMPLOYEES	16,883	23,762	25,551
AVERAGE HHI	\$92,228	\$101,564	\$101,230
TOTAL HOUSEHOLDS	14,680	22,752	27,960
TRAFFIC COUNTS: RT 81 ± 28,000 VPD WALKER RD ± 14,000 VPD			



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MARKET OVERVIEW



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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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