# NORTH POINTE

**BUSINESS CENTER** 







## NORTH POINTE BUSINESS CENTER

2626 PHILADELPHIA AVE | CHAMBERSBURG, PA | 17201

±9.960 SF **FOR LEASE** 

## **PROPERTY OVERVIEW**

North Pointe Business Center is a 78,462 square foot, regional shopping plaza located along Philadelphia Ave (17,000 VPD) in Chambersburg, PA. With excellent visibility and frontage along Philadelphia Ave, North Pointe Business Center benefits from the close proximity to major roadways such as Interstate 81 (54,000 VPD) and Route 30 (22,000 VPD). In addition to the excellent location, North Pointe Business Center is surrounded by national retailers such as Target, BJ's Wholesale, Giant, PetSmart, McDonalds, Dollar Tree, Sheetz, and more. We currently have a 9,960 square foot space available, reach out to our team today for more information!



#### **POPULATION**

5 MILE- 49,885 7 MILE- 67,287 10 MILE- 102,462



#### **EMPLOYEES**

5 MILE- 20,541 7 MILE- 24,065 10 MILE- 32,628

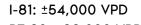


### **AVERAGE HHI**

5 MILE- \$104,065 7 MILE- \$104,948 10 MILE- \$98,359

## HOUSEHOLDS

5 MILE- 20,470 7 MILE- 27,424 10 MILE- 41,584



RT 30: ±22,000 VPD

PHILADELPHIA AVE: ±17,000 VPD





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## **OUR LOCATIONS:**

#### YORK OFFICE:

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

#### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 107 West Chester, PA 19380

#### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310 Williamsport, PA 17701

#### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130 Moorestown, NJ 08057

## LISTING AGENTS:



#### Cale Bruso

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#### Ashlee Lehman

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#### **Blake Shaffer**

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#### **Brad Rohrbaugh**

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#### Chad Stine

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#### **CONTACT US**

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#### TENANT REPRESENTATION

INVESTMENT SALES PROPERTY MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.



