

2626 Philadelphia Avenue | Chambersburg, PA | 17201

NORTH POINTE

BUSINESS CENTER



± 17,000 VPD

±9,960 SF
FOR LEASE



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



COMMERCIAL BROKERAGE. *Redefined.*

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2626 PHILADELPHIA AVE | CHAMBERSBURG, PA | 17201

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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!



PHILADELPHIA AVE: ±17,000 VPD
I-81: ±54,000 VPD
RT 30: ±22,000 VPD



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

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MARKET OVERVIEW



Site

- DOLLAR TREE
- ORRSTOWN BANK
- LIFEHOUSE CHURCH

- McDonald's
- F&M TRUST

- GIANT KOHL'S
- PETSMART
- Michaels
- five BELOW
- Staples
- Panera
- Great Clips
- CHIPOTLE
- RED ROBIN

- SHEETZ

- FIVE GUYS

- WELLSPAN HEALTH

- Chick-fil-A

- Olive Garden

- ALDI

FRANKLIN CENTER

- DICK'S SPORTING GOODS
- TJ-MAXX
- maurices
- ULTA BEAUTY
- planet fitness
- OLLIE'S

- Pizza Hut

- SHEETZ

- BIG LOTS!

- DOLLAR GENERAL

Chambersburg High School

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

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 receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

