

71 BRUMBAUGH AVENUE

CHAMBERSBURG, PA | 17201

SITE



FOR SALE

±2,794 SF / 0.49 AC Medical/Office Building



BRAD ROHRBAUGH | CHAD STINE

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

The property is a modern, single occupant, medical office building constructed on a 0.49-acre lot, found along the west side of Brumbaugh Avenue, just south of U.S. Route 30 in Chambersburg, PA. The immediate area is categorized as suburban with an acceptable mixture of residential and commercial uses. The building is one story with 2,794 square feet above grade. The interior is demised into a vestibule style airlock, waiting room with walk-up receptionist station, eye wear showroom, exam rooms, offices, conference room, break room with kitchenette, three restrooms, and storage.



POPULATION

5 MILE- 56,212
7 MILE- 69,943
10 MILE- 91,332



EMPLOYEES

5 MILE- 23,693
7 MILE- 25,413
10 MILE- 29,550



AVERAGE HHI

5 MILE- \$100,230
7 MILE- \$100,611
10 MILE- \$102,331



HOUSEHOLDS

5 MILE- 23,041
7 MILE- 28,774
10 MILE- 37,298

MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
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1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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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