25,237 SF AVAILABLE SUB-LEASE

Gb D S S Goldbelt Operations Support Services



DOLLAR TREE

S Merakey.

NORTH POINTE Shorping center

2695 PHILADELPHIA AVENUE | CHAMBERSBURG, PA | 17202



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com





PROPERTY OVERVIEW

2695 Philadelphia Avenue, Chambersburg is 25,237 Square foot sub-lease opportunity in the growing Chambersburg Market. Orrstown Bank currently occupies this space and is looking to sub-lease. This space consists of lobby area, very large conference room as well as private office spaces and a "bullpen style" section. Space holds largest road frontage along Philadelphia Avenue. The convenience of this center is the growth in this market and the convenience for any retailer to join this tenancy.

DEMOS	3 MILE	5 MILE	10 MILE
ຜູ້ຜູ້ມີມີ POPULATION	23,495	50,127	102,753
Free Employees	11,582	20,730	32,754
AVERAGE HHI	\$92,474	\$99,270	\$98,421
ម៉ិតូល្អិ HOUSEHOLDS	9,665	20,537	41,374







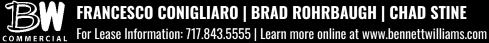


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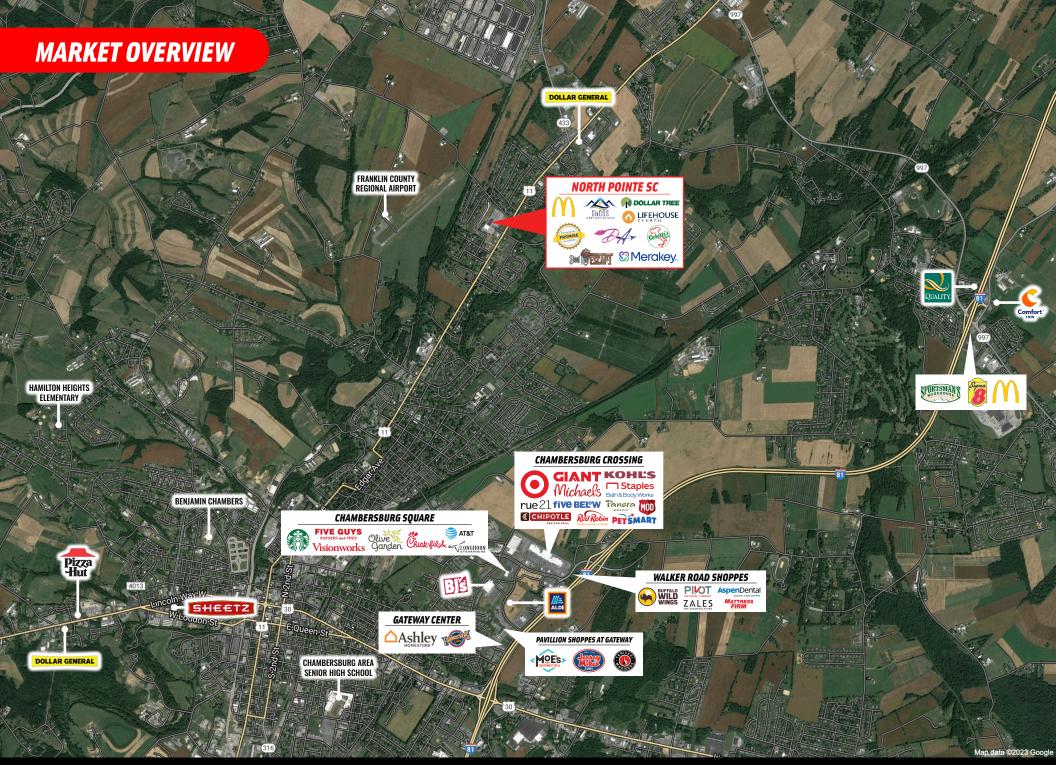


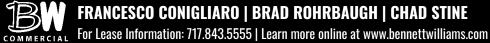
















Bennett WILLIAMS COMMERCIAL REAL ESTATE

LANDLORD TENANT INVESTMENT REPRESENTATION REPRESENTATION SALES

PROPERTY MANAGEMENT



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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.

About Bennett Williams

Servicett WILLIAMS

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.

