

25,237 SF AVAILABLE  
**SUB-LEASE**



PHILADELPHIA AVENUE #14,500 VPD

# NORTH POINTE SHOPPING 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](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 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
POPULATION	23,495	50,127	102,753
EMPLOYEES	11,582	20,730	32,754
AVERAGE HHI	\$92,474	\$99,270	\$98,421
HOUSEHOLDS	9,665	20,537	41,374



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**DOLLAR TREE**



**LIFEHOUSE CHURCH**

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**F&M TRUST**



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# MARKET OVERVIEW



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# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### CHAD STINE

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### CONTACT US

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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.

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.

