

51 S 2ND STREET

CHAMBERSBURG, PA 17201



**±4,700 SF MEDICAL SPACE
AVAILABLE FOR LEASE**



BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

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



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PROPERTY OVERVIEW

Bennett Williams is excited to present a rare leasing opportunity in the heart of downtown Chambersburg, PA. Located within Shook Rehabilitation and Wellness Center, there is $\pm 4,700$ square feet of premium medical space that is readily available for lease. The premises include $\pm 2,200$ square feet on the first floor with an additional $\pm 2,500$ square feet on the second floor, which is accessible by elevator and or stairs. The space benefits from potential parking opportunities, a catchment area around the main entrance, and from being centrally located in the market. In addition, WellSpan Chambersburg Hospital is less than a mile down the road, making this site convenient for other medical users looking to enter the market.



POPULATION

5 MILE- 53,039
7 MILE- 66,410
10 MILE- 89,750



EMPLOYEES

5 MILE- 23,067
7 MILE- 25,401
10 MILE- 28,790



AVERAGE HHI

5 MILE- \$97,351
7 MILE- \$98,832
10 MILE- \$101,262



HOUSEHOLDS

5 MILE- 21,625
7 MILE- 26,994
10 MILE- 36,337



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SECOND FLOOR PLAN

MARKET OVERVIEW



SITE

CHAMBERSBURG CROSSING

SOUTH GATE SC

CHAMBERSBURG AREA HIGH SCHOOL

CHAMBERSBURG MIDDLE SCHOOL

FRANKLIN CENTER

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

NEW JERSEY OFFICE:

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

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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.

