



# 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 ±4,700 square feet of premium medical space that is readily available for lease. The premises include ±2,200 square feet on the first floor with an additional ±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 MII F- 21.625 7 MILE- 26.994 10 MILE- 36.337





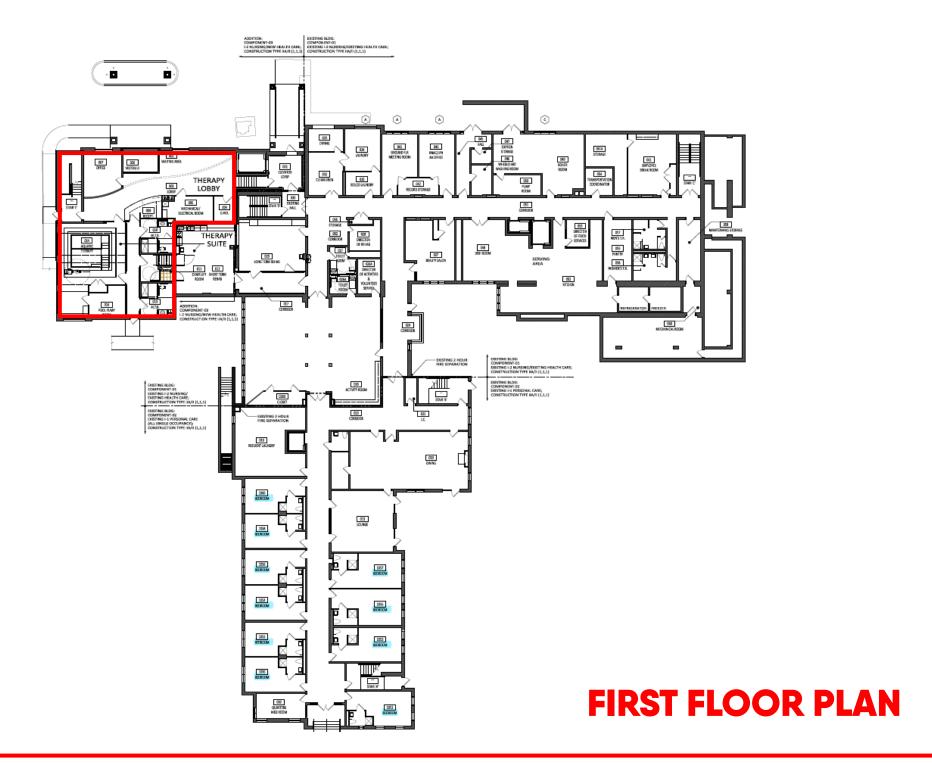




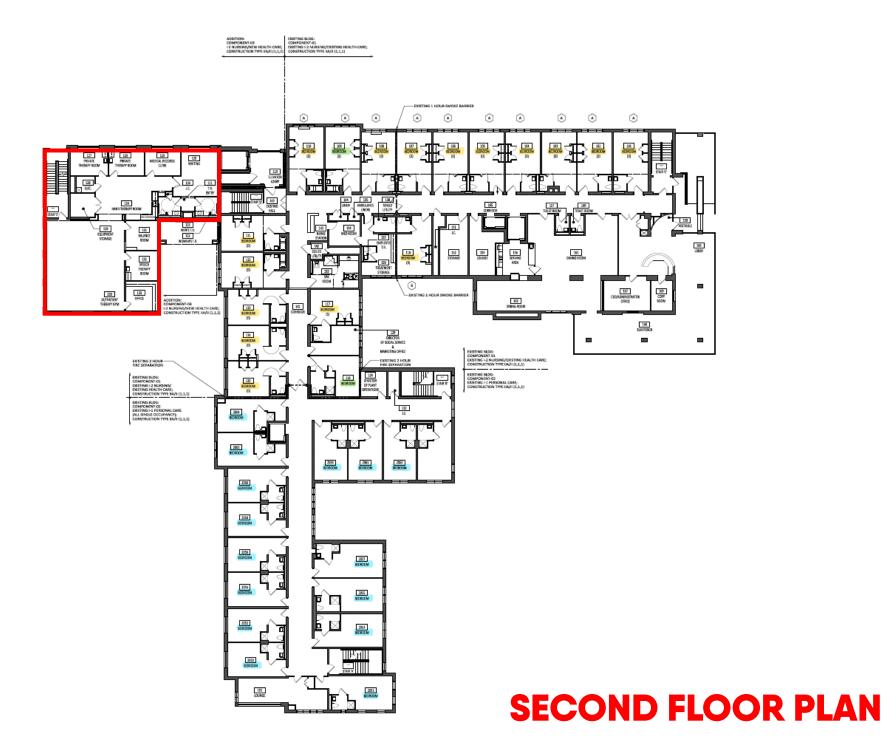
























## **OUR LOCATIONS:**

#### YORK OFFICE:

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

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

#### **WEST CHESTER OFFICE:**

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

#### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205 State College, PA 16803

#### **NEW JERSEY OFFICE:**

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

## LISTING AGENTS:



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## **CONTACT US**

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# LANDLORD REPRESENTATION

## TENANT REPRESENTATION

INVESTMENT SALES

PROPERTY MANAGEMENT



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.



