

1400 PROLINE PLACE

GETTYSBURG, PA • 17325

±1,650 SF

±4,012 SF

**AVAILABLE
FOR SALE/LEASE**



ASHLEE LEHMAN | BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

1400 Proline Place is a well-maintained class B professional office building located in Adams Commerce Center in Gettysburg, PA. The property is ideally situated off Route 30 with easy access to Route 15 and Historic Downtown Gettysburg, which brings in over one-million tourists every year. The site benefits from ample parking, flexible zoning, and a central location to the rest of the market. Nearby you will find Walmart, Starbucks, Five Below, and Fine Wine and Good Spirits just to name a few. Other draws to the area include WellSpan, OSS, and a mix of other tenant and medical users.



POPULATION

5 MILE- 25,425
7 MILE- 37,113
10 MILE- 75,761



EMPLOYEES

5 MILE- 11,337
7 MILE- 14,374
10 MILE- 23,318



AVERAGE HHI

5 MILE- \$105,976
7 MILE- \$105,456
10 MILE- \$103,016



HOUSEHOLDS

5 MILE- 9,315
7 MILE- 14,024
10 MILE- 29,570



BUILDING SIZE	13,000 SF
LOT SIZE	2.97 AC
PROPERTY SUBTYPE	Office/Flex
BUILDING CLASS	B
TENANCY	Multi
NUMBER OF FLOORS	1
YEARS BUILT	2007
RESTROOMS	In-Suite, Private
PARKING TYPE	In-Common, Surface Lot
PARKING COUNT	51
PARKING RATIO	3.62 : 1,000
CEILING HEIGHT	9'
CEILING TYPE	Drop
CONSTRUCTION	Masonry
ROOF	Rubber
LIGHTING	Fluorescent
HEATING/COOLING	Central HVAC
SPRINKLERS	No
SECURITY	Yes
SIGNAGE	Yes
SUBMARKET	Adams County Economic Development District

PROPERTY DETAILS



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SITE PLAN



UNIT	TENANT	SF	DETAILS
700	AVAILABLE	1,650	2 PRIVATE OFFICES, 1 IN-SUITE ADA RESTROOM
800/900	AVAILABLE	4,012	PRIVATE OFFICES, IN-SUITE KITCHEN, ADA RESTROOMS

MARKET OVERVIEW



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

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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.

