

# 235 SOUTH STREET

MCSHERRYSTOWN, PA • 17344



## FOR SALE & LEASE

**±7,500 SF AVAILABLE  
FOR SALE OR LEASE  
SALE PRICE: \$875,000**

# PROPERTY OVERVIEW

235 South Street is a multi-functional building. The property has approximately 3,750 SF of recently completed fitness/training center and 3,250 SF of office space. The fitness center has ADA restrooms with showers, LED lighting, new ceilings and floor covering, Modine heat and mini-split systems for AC. There is one overhead door leading to the fitness area. The ceiling height is approximately 12'. The office area consists of seven private offices and a reception area. The office has gas FHA and CAC. There are separate exterior entrances to the office and fitness center. There are approximately 30 parking spaces and a dumpster pad. The property is .48 acres. The entire building is available for lease at \$10.00/SF NNN or available for purchase of \$875,000. There are two office leases in place which can convey to a master tenant.



## POPULATION

3 MILE- 36,720  
5 MILE- 65,908  
7 MILE- 89,710



## EMPLOYEES

3 MILE- 15,795  
5 MILE- 28,769  
7 MILE- 32,024



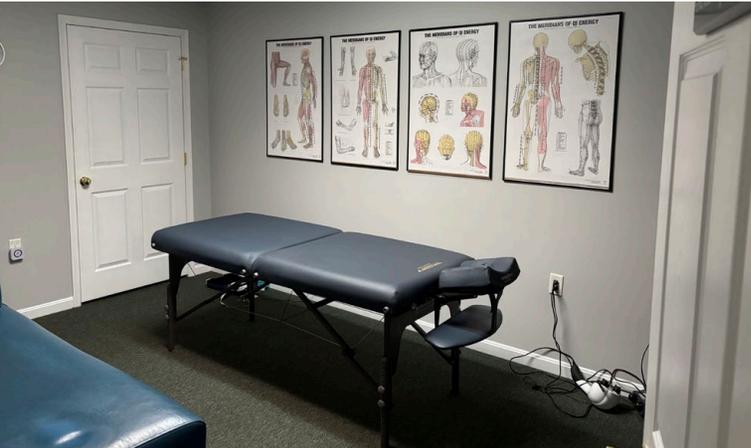
## AVERAGE HHI

3 MILE- \$88,820  
5 MILE- \$96,006  
7 MILE- \$99,677



## HOUSEHOLDS

3 MILE- 15,564  
5 MILE- 26,982  
7 MILE- 36,191

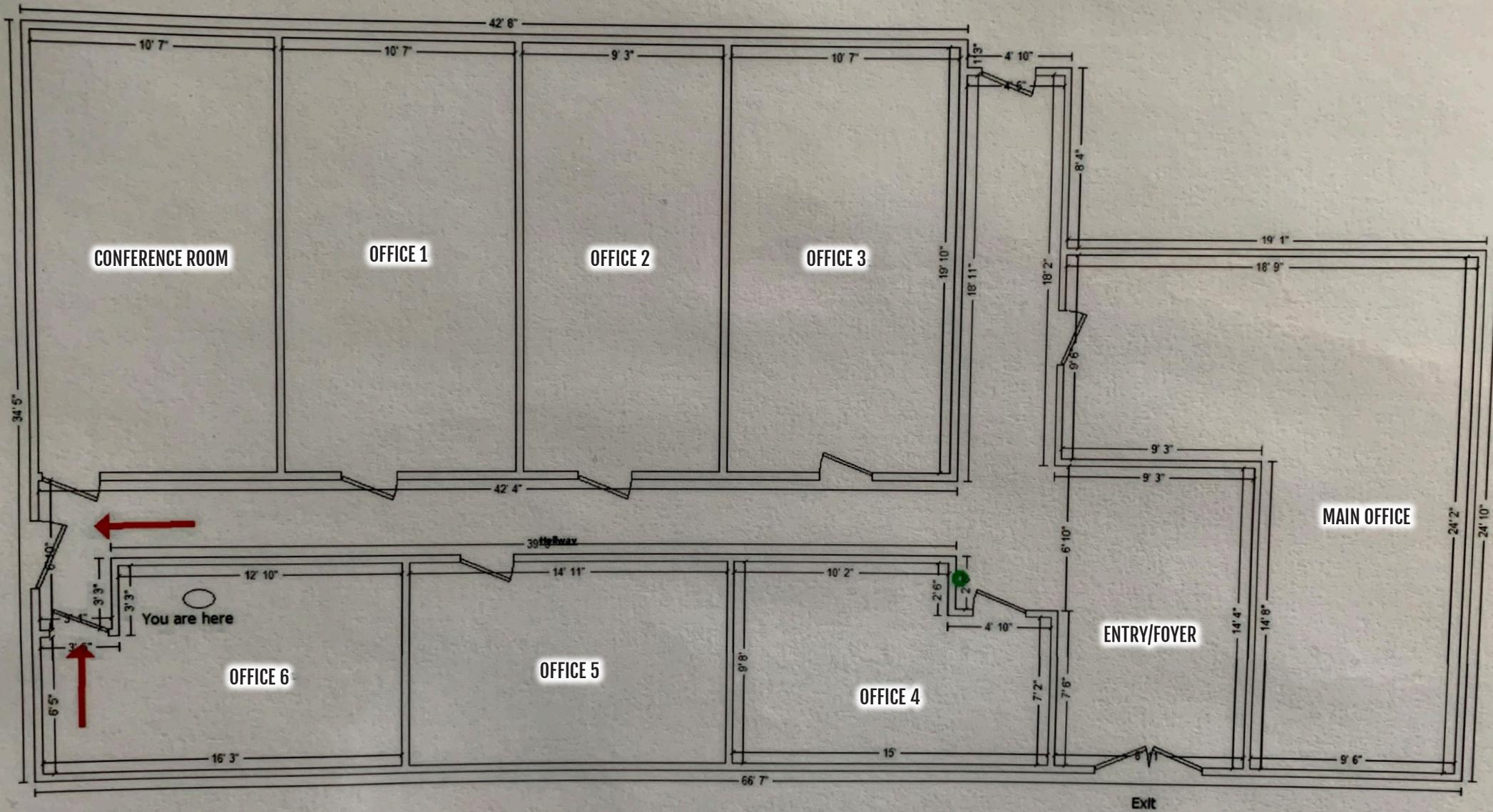


# LOCATION OVERVIEW

The building is located in McSherrystown, Adams County, PA, just west of Hanover. McSherrystown is a small Borough that abuts Hanover Borough and Conewago Township. The property has frontage on three streets. From the site, it is easy to access north and south Hanover, as well as Gettysburg. Local employers include Utz Snack Foods, Delone Catholic High School, Conewago Enterprises, and Food Lion.



# OFFICE FLOOR PLAN



# MARKET OVERVIEW



**SITE**



**DOLLAR GENERAL**

**SUBWAY**

**Clarks**

**utz**

**Turkey Hill**

**Hardee's**

**Ripleigh's CREAMERY**

**britton coffee co.**

**CONEWAGO TOWNSHIP ELEMENTARY SCHOOL**

**DELONE CATHOLIC HIGH SCHOOL**

**utz**

**DOLLAR GENERAL**



**inFinito's**

**weis**

**CLEARVIEW ELEMENTARY SCHOOL**

**CVS pharmacy**

# 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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## 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.

