

235 SOUTH STREET

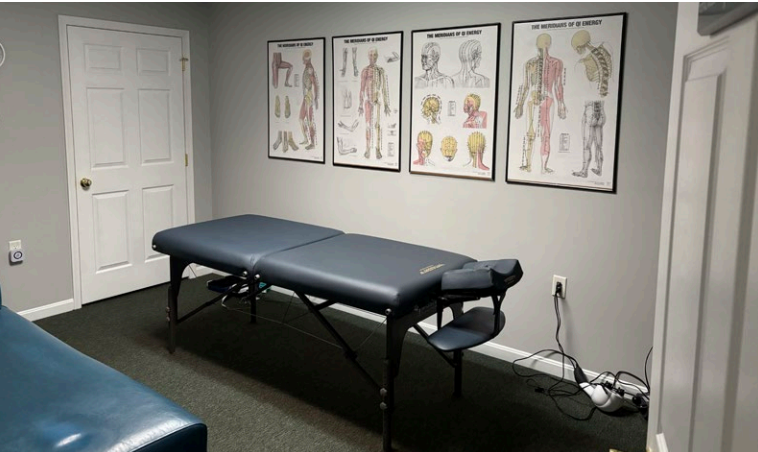
MCSHERRYSTOWN, PA • 17344



±8,500 SF AVAILABLE
FOR LEASE

PROPERTY OVERVIEW

235 South Street is a multi-functional building. The property has approximately 4,500 SF of recently completed fitness/training center and 3,000 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. There are two office leases in place which can convey to a master tenant.



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.



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

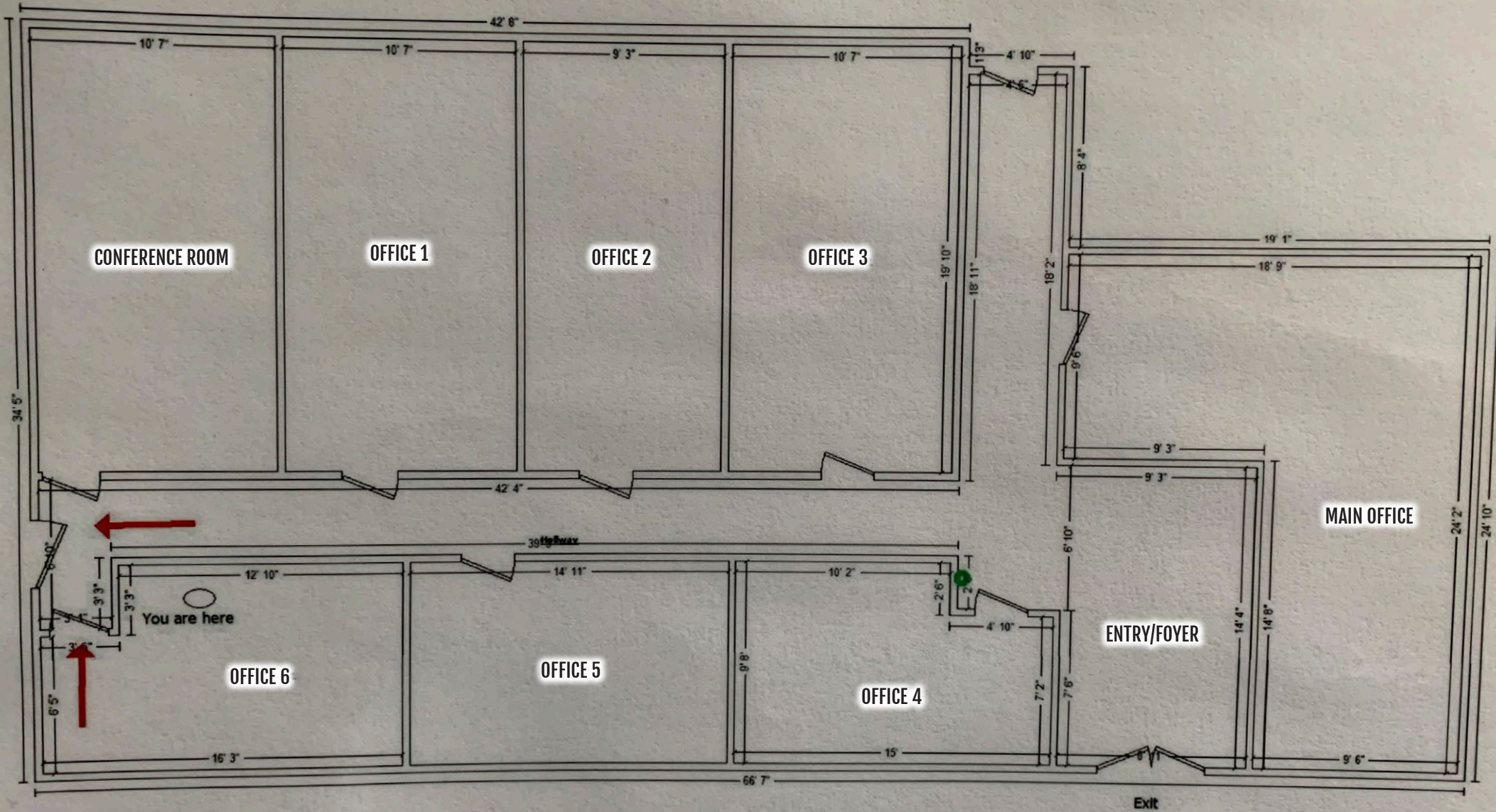
3 MILE- \$88,820
5 MILE- \$96,006
7 MILE- \$99,677



HOUSEHOLDS

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

OFFICE FLOOR PLAN



MARKET OVERVIEW



RYAN MYERS, CCIM

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