

# 45-51 S PINE ST

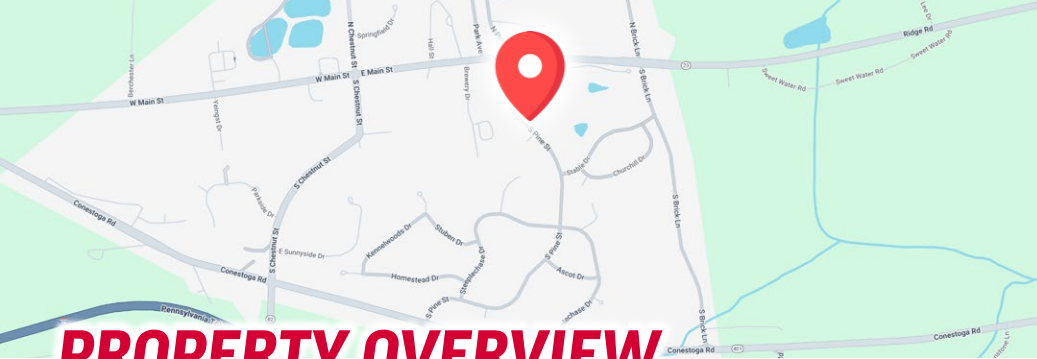
ELVERSON, PA • 19520



±20,000 SF TOTAL  
CURRENTLY 10,000 SF  
MEDICAL OFFICE

**FOR SALE**





## PROPERTY OVERVIEW

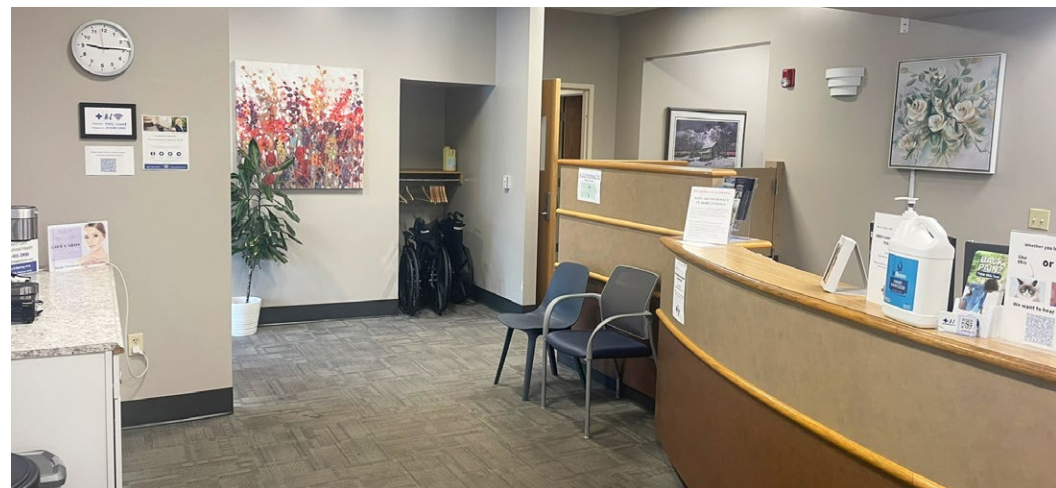
**USER BUYER WANTED:** Don't miss this outstanding opportunity to own a prominently located, well-maintained commercial property in the thriving community of Elverson, Chester County. This flexible Medical/ office building features a highly adaptable layout, perfectly suited for a wide range of uses—including professional services, medical offices, Physical Therapy, or wellness practices.

### Property Highlights:

- 20,000 SF total – Currently 10,000 SF Medical Office lease
- Flexible office or Medical practices
- Ample on-site parking
- Signage available



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	7,976	15,928	36,122
TOTAL EMPLOYEES	3,331	5,386	9,783
AVERAGE HHI	\$141,060	\$141,661	\$146,510
TOTAL HOUSEHOLDS	3,057	5,904	13,154





# MARKET OVERVIEW



**BILL HESS | GREG WHEDBEE | THEO NOTARAS | ALEC WERNER**  
FOR SALE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# Bennett Williams

COMMERCIAL REAL ESTATE

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3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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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

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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.

