

6155 ANTHONY HWY

WAYNESBORO, PA | 17268

SITE

±8,853 SF/1.87 AC
FOR SALE

±6,000 VPD



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



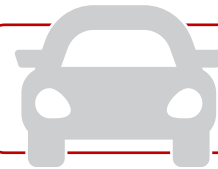
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Situated on a prime 1.87-acre lot in Waynesboro, PA, 6155 Anthony Hwy ($\pm 6,000$ VPD) is an exceptional commercial property offering significant potential for various uses. Previously occupied by Well-Span Health as a medical office, the property includes a spacious 8,853 square foot building, providing ample room for professional, medical, or office use as well as other general commercial uses. The building's modern design and flexible layout make it an ideal location for healthcare providers, office tenants, or any general business seeking a well-maintained, turn-key space.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	7,452	16,257	49,881
EMPLOYEES	1,384	2,801	15,170
AVERAGE HHI	\$92,435	\$96,170	\$92,617
HOUSEHOLDS	3,187	6,788	20,906



ANTHONY HWY:
 $\pm 6,000$ VPD

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WEST CHESTER OFFICE:

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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.

