

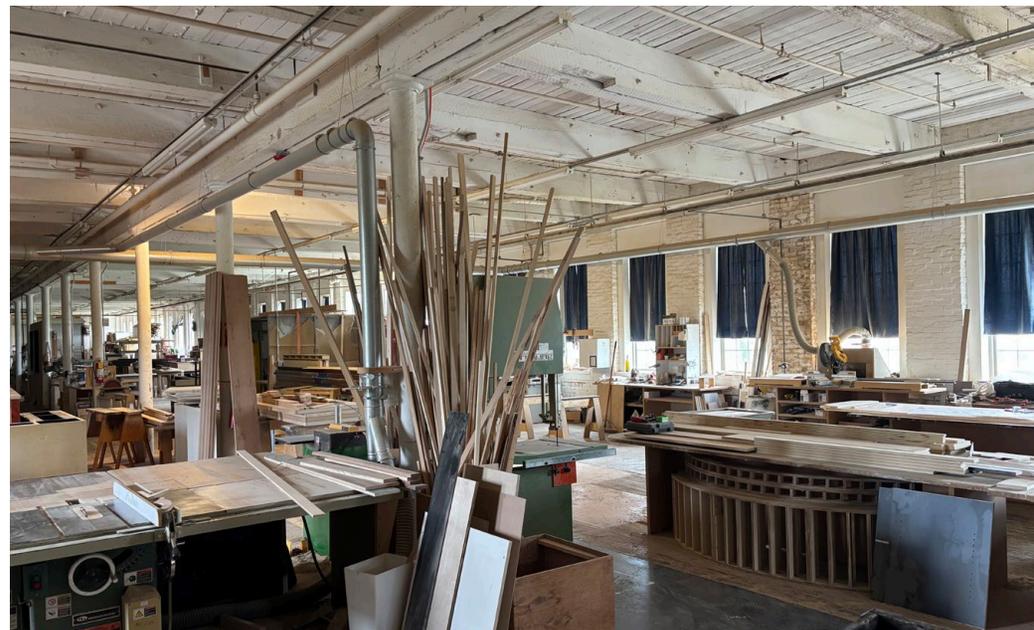
# 41 MONARCH STREET

LITTLESTOWN, PA • 17340



# PROPERTY OVERVIEW

41 Monarch Street is being used as a woodworking facility. The building is a 2-story, 25,000 SF industrial building that sits on 3 acres. The building has 1 full-size dock door, 2 small dock doors, and 2 drive-in doors. There is a paved area that accommodates ±25 parking spaces. Other building features include fully sprinklered, heat throughout the warehouse, 8'x 14' 5,000lb freight elevator, new windows and electrical. The electrical service is 3phase 800A. There is excess land. List price \$875,000.

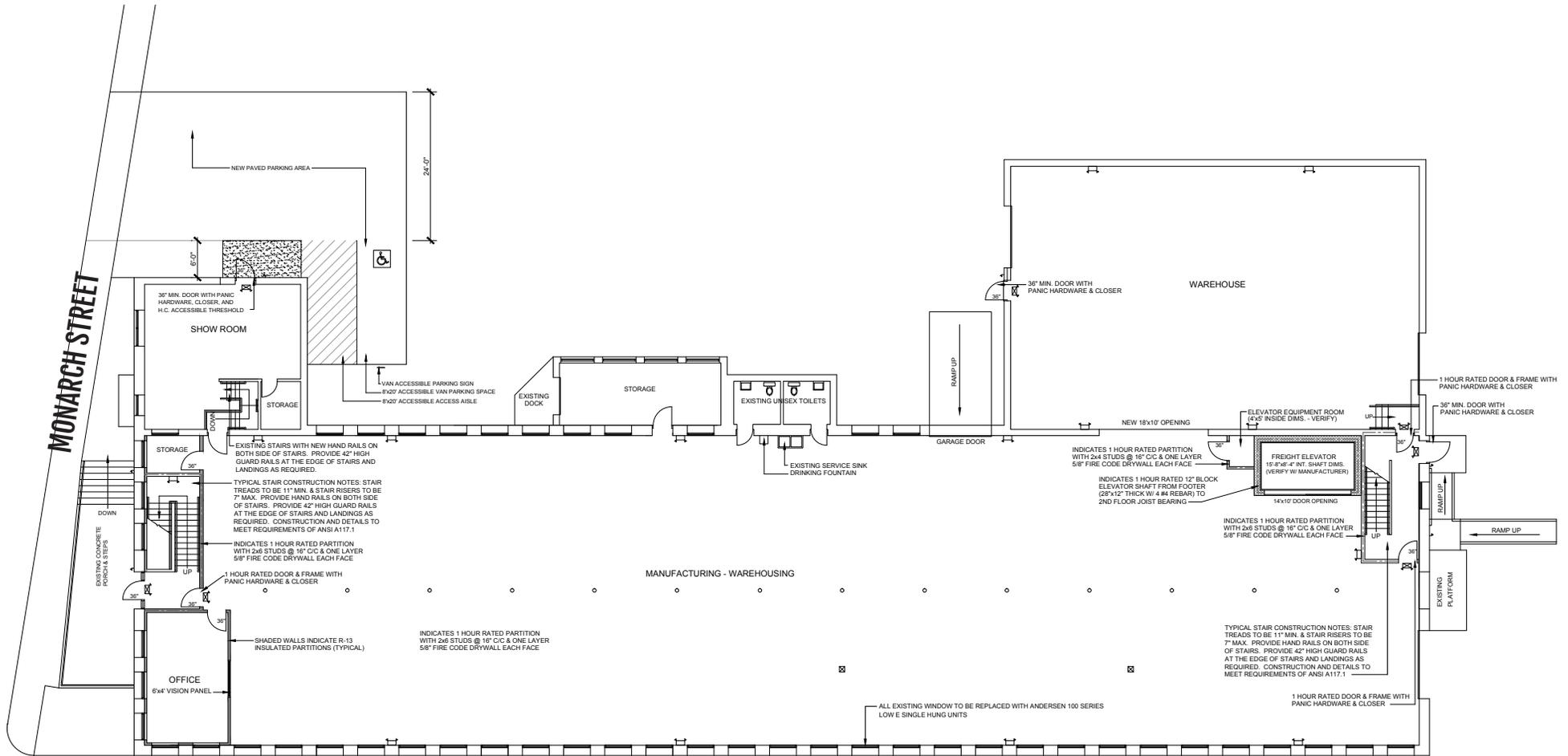


DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	18,229	60,613	117,506
EMPLOYEES	2,463	14,049	43,396
AVERAGE HHI	\$106,651	\$100,426	\$105,962
HOUSEHOLDS	7,205	24,160	46,942

## LOCATION

41 Monarch Street is located in the Borough of Littlestown. Littlestown is approximately 20 minute drive time from Gettysburg, PA, Hanover, PA and Westminster, MD. Transportation routes include Route 97 running north and south and Route 194 east and west. The property is surrounded by industrial and residential uses.

# FIRST FLOOR PLAN

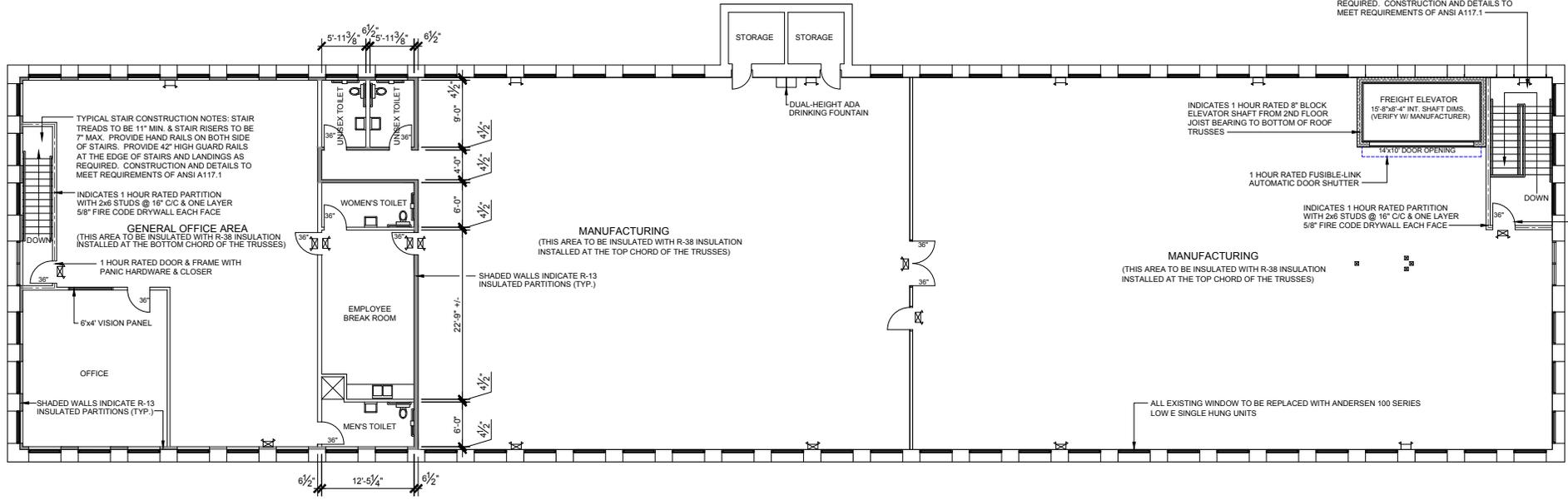


## FIRST FLOOR PLAN

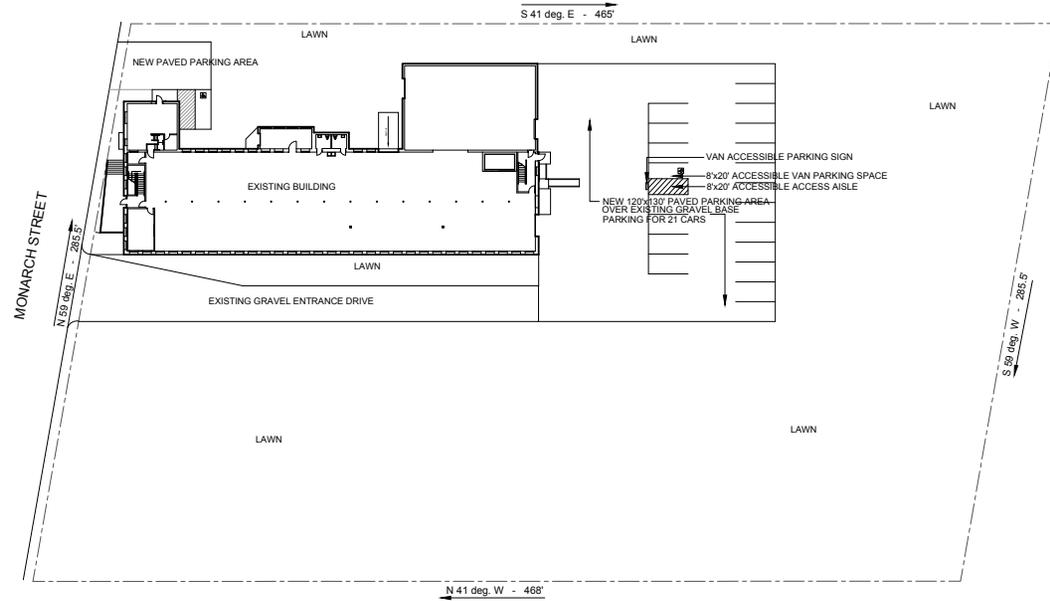
SCALE 1/8"=1'-0"

ELECTRICAL LEGEND	
	EMERGENCY LIGHTING FIXTURE
	REMOTE EMERGENCY LIGHTING HEAD
	CORE LIT EXIT SIGN (LTL FIXTURE)

# SECOND FLOOR PLAN



# SITE PLAN





MONARCH STREET

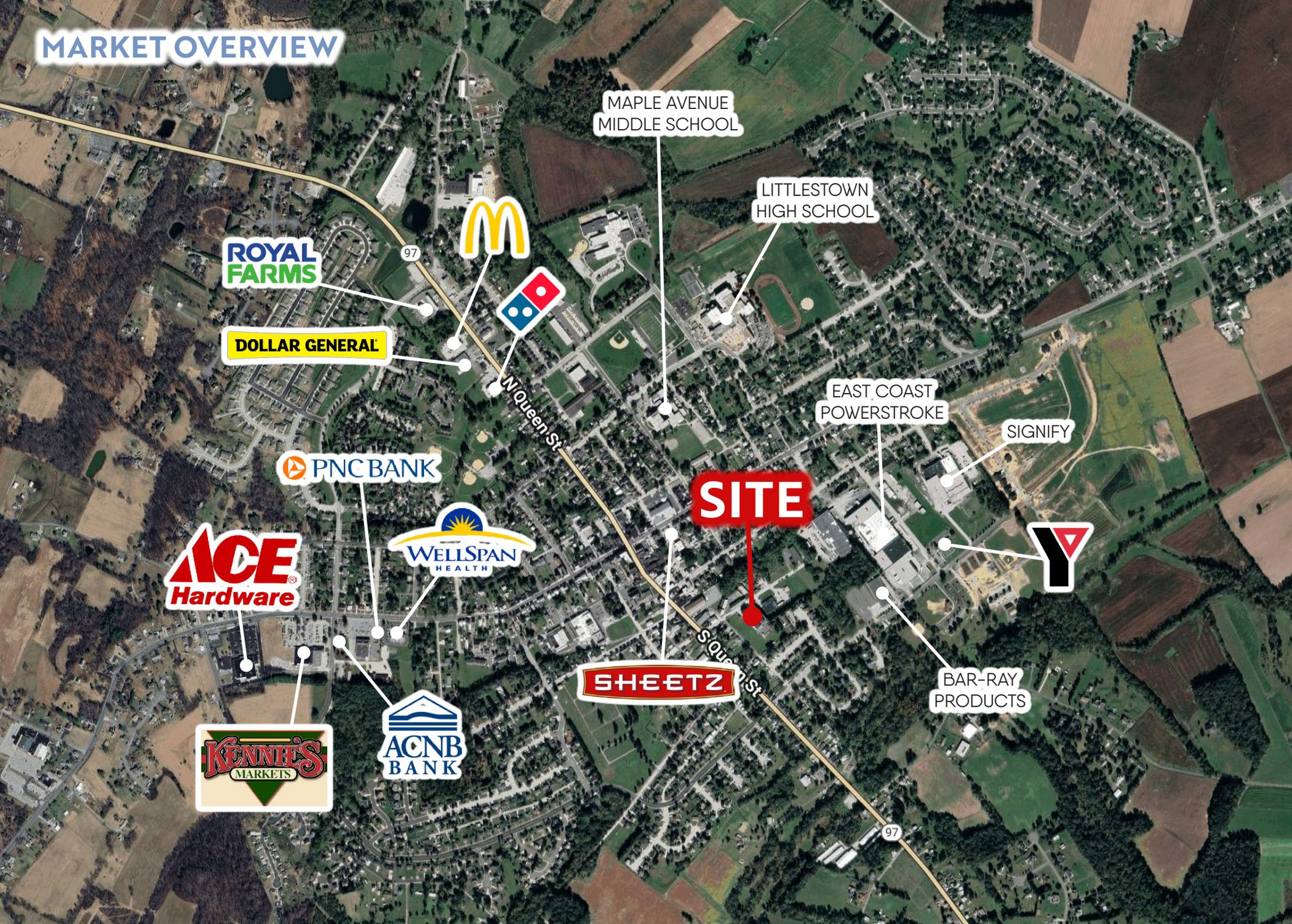
S Q  
S QUEEN STREET (RT 97)

Queen St

# INTERIOR PHOTOS



# MARKET OVERVIEW



MAPLE AVENUE  
MIDDLE SCHOOL

LITTLESTOWN  
HIGH SCHOOL

ROYAL  
FARMS



DOLLAR GENERAL

W Queen St

EAST COAST  
POWERSTROKE

SIGNIFY

PNC BANK

**SITE**

ACE  
Hardware



S Queen St

SHEETZ

BAR-RAY  
PRODUCTS

KENNIE'S  
MARKETS



97

# 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.

