

# 401 W KING STREET

EAST BERLIN, PA | 17316



**9,148 SF**

**COMMERCIAL SPACE WITH  
FULL APARTMENT UPSTAIRS**

**FOR SALE**



**FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE**  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



ACTIVE MEMBER OF: **RETAIL BROKERS NETWORK** COMMERCIAL BROKERAGE. *Redefined.*

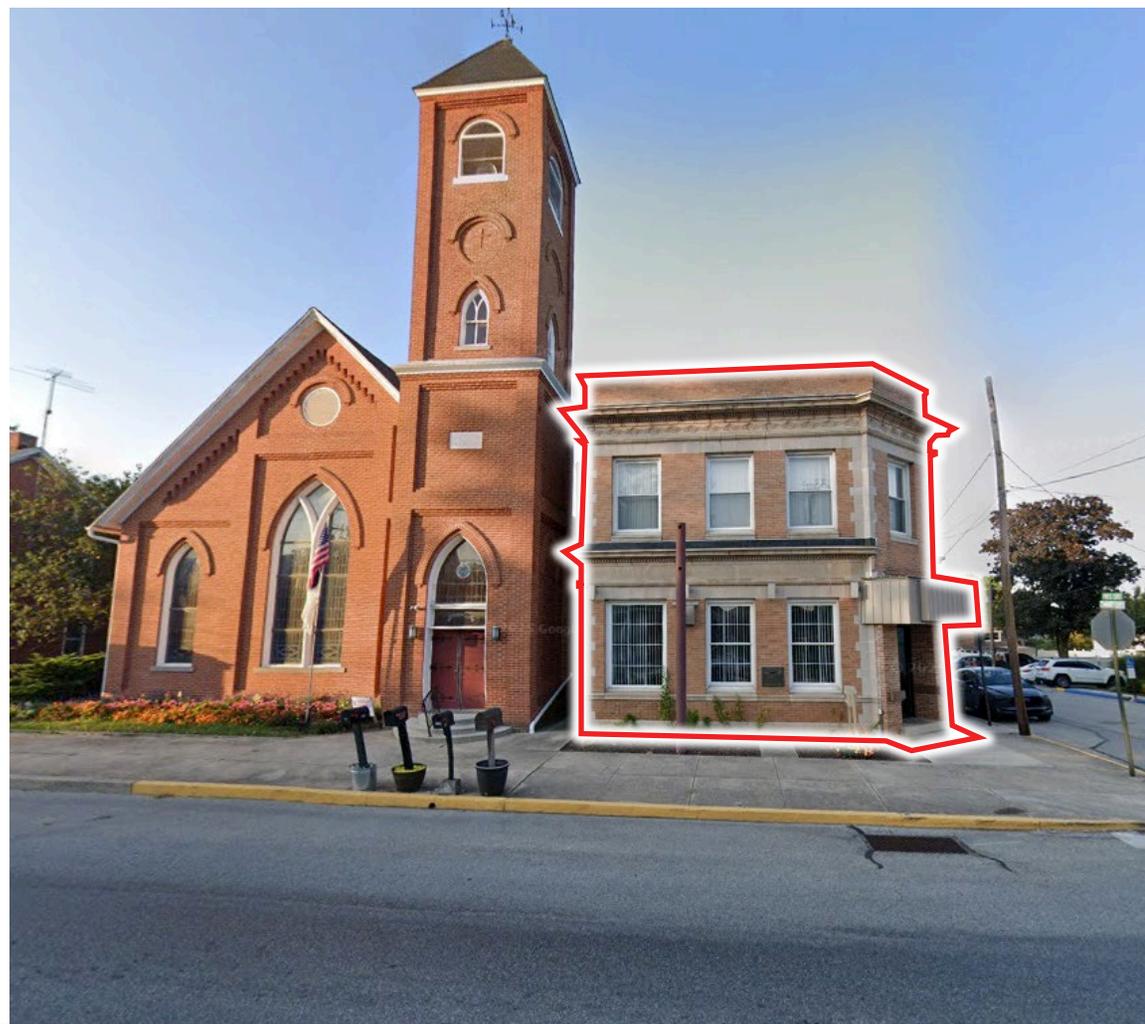


# PROPERTY OVERVIEW

Great opportunity to purchase this ±9,148 SF building, formerly home to Adams County National Bank. The property includes a three-bedroom apartment on the second floor with handicap accessibility. It features several unique elements, including multiple working safes in the basement, a large safe on the main floor, and a convenient drive-thru window. The sale also includes a two-car garage.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	5,243	19,092	37,173
TOTAL EMPLOYEES	732	2,416	6,952
AVERAGE HHI	\$102,057	\$109,369	\$106,185
TOTAL HOUSEHOLDS	2,084	7,378	14,670

TRAFFIC COUNTS: W KING ST ±8,000 VPD



# ADDITIONAL PHOTOS

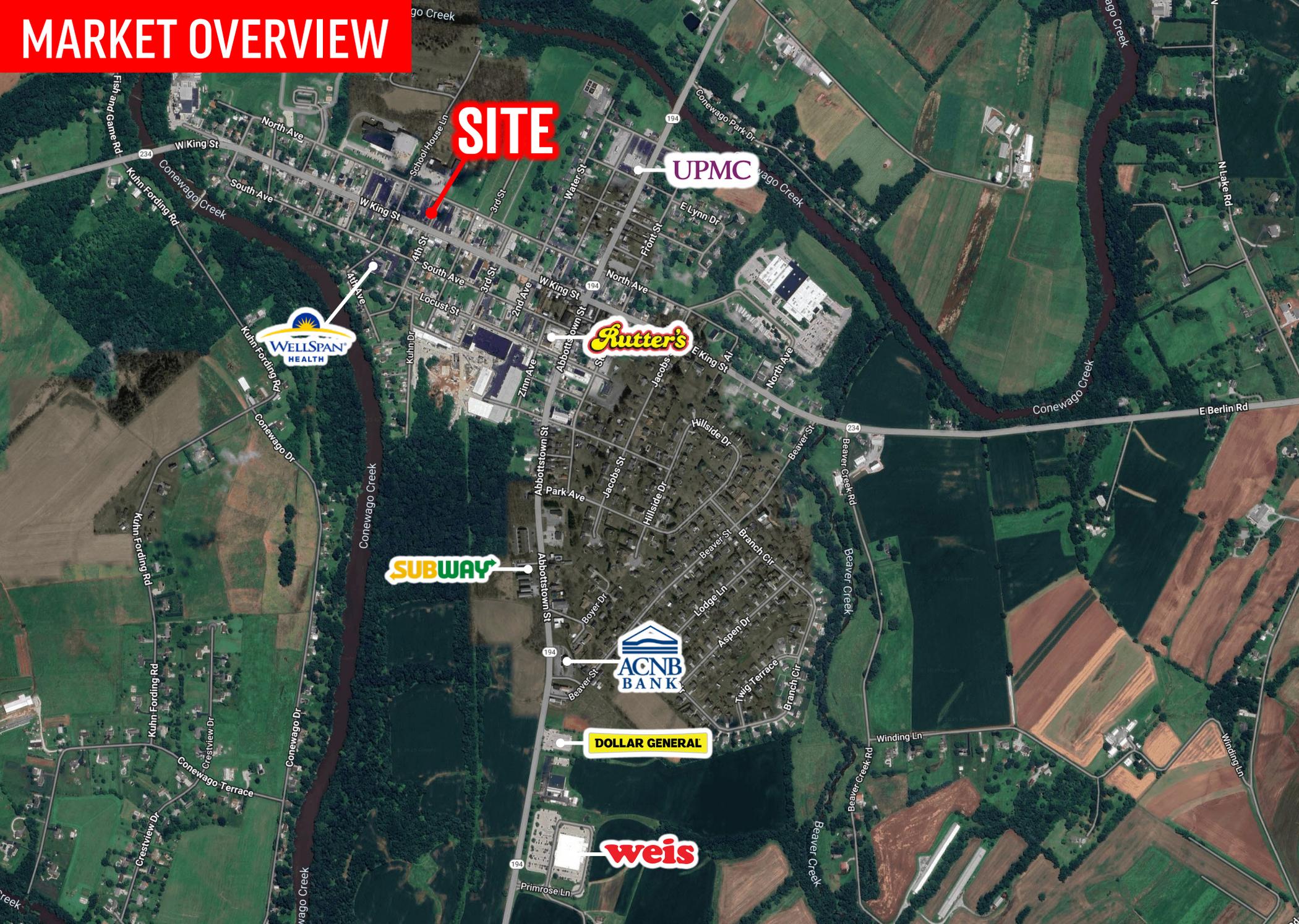


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# MARKET OVERVIEW



**SITE**

**UPMC**

**WELLSPAN  
HEALTH**

**Futter's**

**SUBWAY**

**ACNB  
BANK**

**DOLLAR GENERAL**

**weis**



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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
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

## LISTING AGENTS:



### FRANCESCO CONIGLIARO

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### BRAD ROHRBAUGH

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### CHAD STINE

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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.