

249 S MAIN STREET

SHREWSBURY, PA | 17361



±2,750 SF FOR LEASE



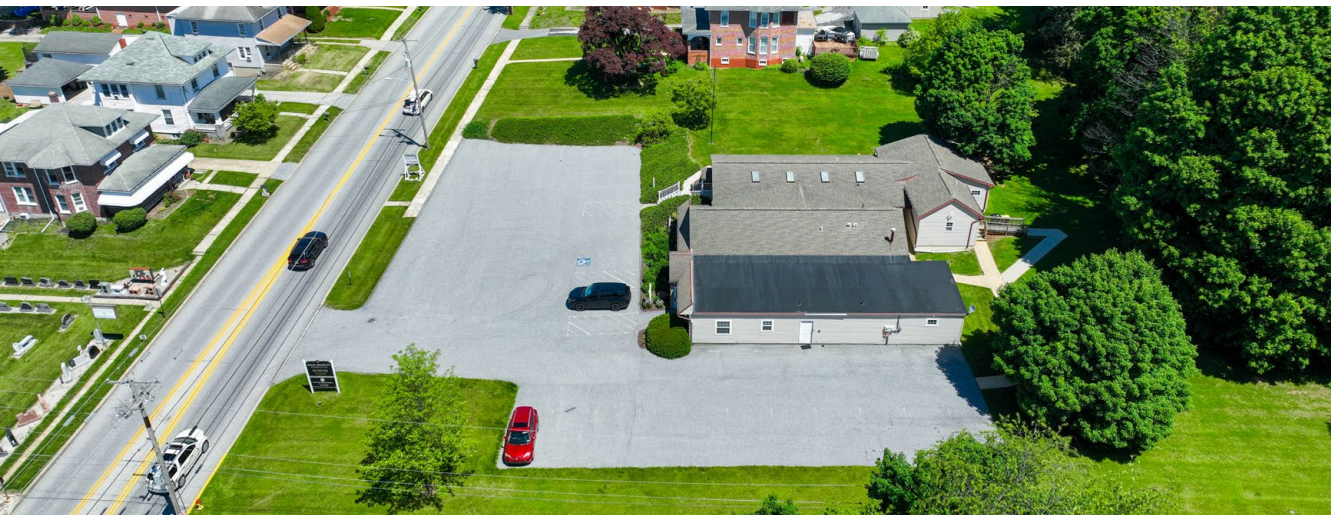
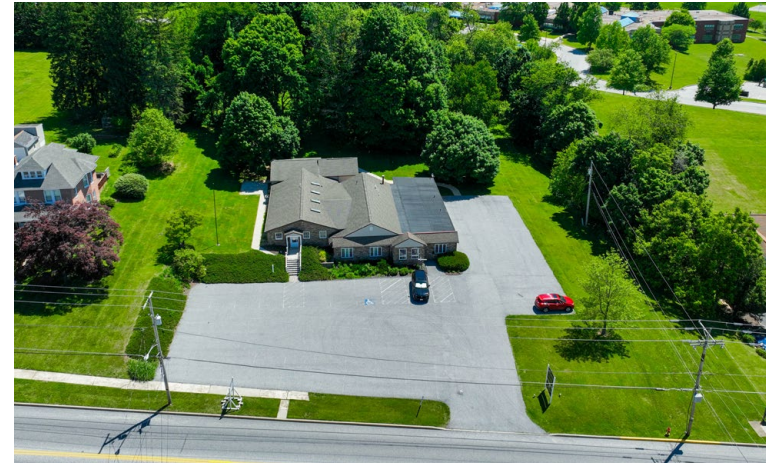
BLAKE SHAFFER | AUSTIN ECKENRODE | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE *Redefined.*

OVERVIEW

This well-maintained office building at 249 S Main Street in Shrewsbury offers an excellent opportunity for users looking for office space. The facility sits on 2.42 acres and is ideally laid out for professional office use, featuring multiple private offices, reception area, and ample storage space. The site is positioned along South Main Street with excellent visibility and benefits from exceptional accessibility for both customers and staff as well as ample on-site parking and prominent signage.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,383	28,480	41,426
TOTAL EMPLOYEES	4,672	8,148	10,009
AVERAGE HHI	\$132,201	\$129,779	\$134,210
TOTAL HOUSEHOLDS	6,134	11,353	16,223
TRAFFIC COUNTS: S MAIN STREET - ±8,000 VPD			

AVAILABILITY



±2,750 SF



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FLOORPLAN



*Exact measurements to be confirmed by tenant.



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MARKET AERIAL



GIANT



M&T Bank

ORRSTOWN BANK

SITE

SHREWSBURY ELEMENTARY SCHOOL



MARKET SQUARE



DUNKIN'



SHREWSBURY COMMONS



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OUR LOCATIONS:

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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 Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

