

316 N MAIN ST

Mercersburg, PA | 17236

SITE

±9,397 SF/1.15 AC

FOR SALE

N MAIN ST: ±8,000 VPD



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Situated on approximately 1.15 acres, 316 N Main Street in Mercersburg, PA, is a well-maintained 9,397 SF building that offers good visibility and accessibility along the borough's primary corridor. The property features a functional layout suitable for a financial institution use or adaptive reuse for medical, professional office, government, educational, community, or service-oriented occupancies. The parcel and existing infrastructure provide flexibility for a variety of future uses, while the property's established presence and convenient access stands out within the local market.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	4,363	6,961	12,922
EMPLOYEES	1,438	1,690	2,154
AVERAGE HHI	\$105,201	\$107,088	\$108,043
HOUSEHOLDS	1,831	2,838	5,205
TRAFFIC COUNTS: N Main Street (±8,000 VPD)			



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

MARKET OVERVIEW



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



LISTING AGENTS:



Justin Willits

JWillits@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

