

# 50 EASTERN AVENUE

GREENCASTLE, PA • 17225



**JOIN**



**DUNKIN'**



**SHEETZ**



**weis**

±917 SF – 9,962 SF

**FOR LEASE**



**ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

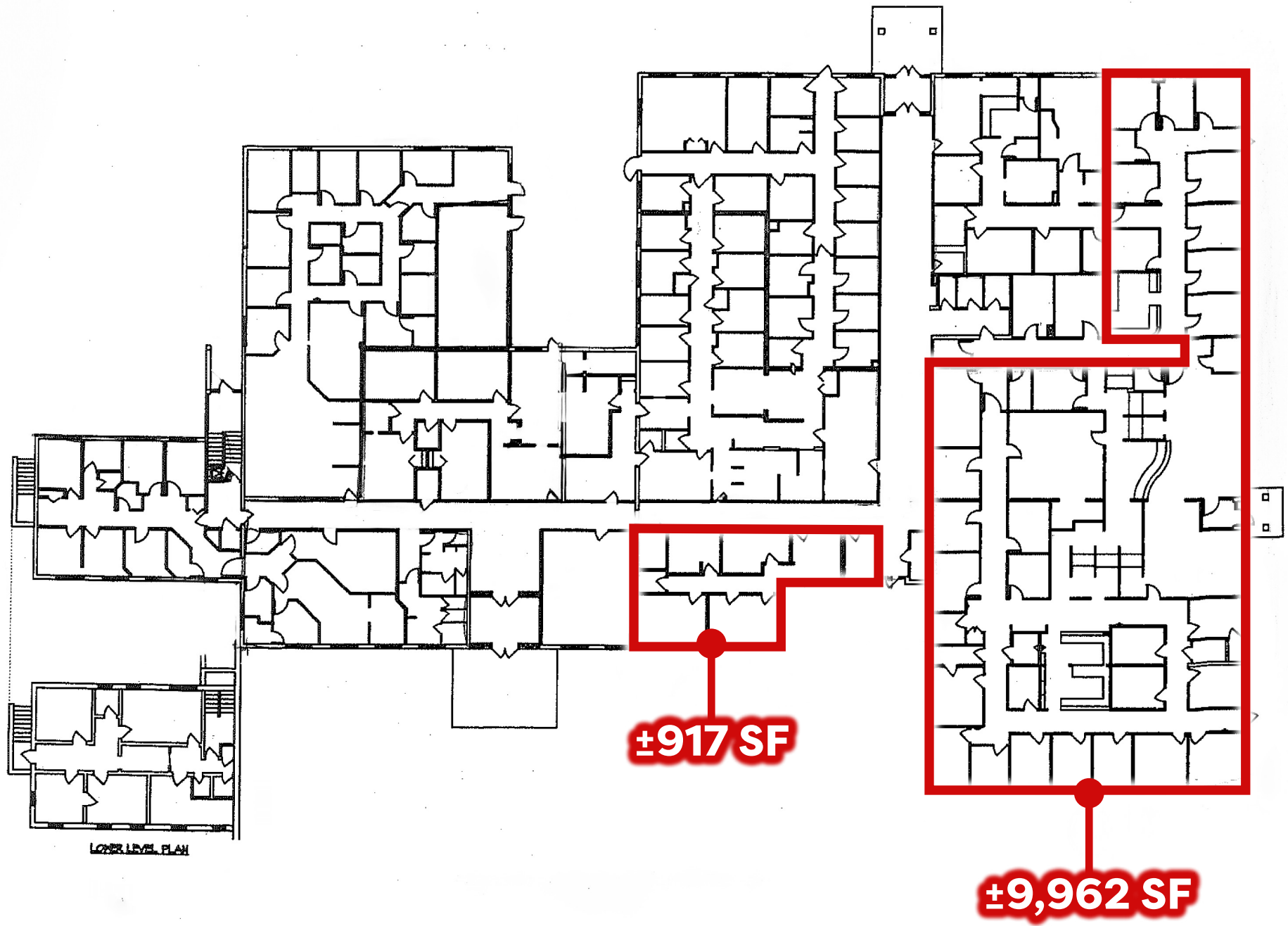
# PROPERTY OVERVIEW

50 Eastern Ave in Greencastle, PA offers a flexible medical office leasing opportunity with two former medical suites available, providing options for both smaller and larger users. The property features a 917 SF suite and a 9,962 SF suite, both previously utilized for medical purposes and sharing well-maintained common areas within the building. The existing medical build-outs provide an excellent opportunity for healthcare providers seeking functional space with reduced conversion requirements, while the range of suite sizes accommodates everything from smaller specialty practices to larger medical, healthcare, or professional office users. Conveniently located in Greencastle, the property provides an established setting for a medical practice with access to surrounding residential communities and nearby commercial amenities.



| DEMOGRAPHICS | 5 MILE    | 7 MILE    | 10 MILE   |
|--------------|-----------|-----------|-----------|
| POPULATION   | 21,727    | 40,207    | 124,256   |
| EMPLOYEES    | 5,509     | 11,276    | 39,640    |
| AVERAGE HHI  | \$126,024 | \$120,556 | \$107,536 |
| HOUSEHOLDS   | 8,536     | 15,826    | 50,207    |

# FLOOR PLAN



**ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# MARKET OVERVIEW



GREENCASLE MARKET PLACE

**MARTIN'S**

FINE WINE & GOOD SPIRITS

**F&M TRUST**



**TRUIST**

**goodwill**

**DOLLAR GENERAL**

**weis**

**Hardee's**

**SHEETZ**

**Auto Zone**

**DUNKIN'**

**M&T Bank**

**GREENCASLE-ANTRIM HIGH SCHOOL**

**SITE**

**GREENCASLE-ANTRIM MIDDLE SCHOOL**

**GREENCASLE-ANTRIM ELEMENTARY**



**BURGER KING**

**SHEETZ**



**TACO BELL**



**ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



ACTIVE MEMBER OF:

**RETAIL BROKERS NETWORK**

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:



### Asia McCurdy

amccurdy@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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.

