

Available Retail Space

Profile 1 of 1
8/26/2010

Summary (3811)



Orchard Park Commons 1640 Orchard Drive Chambersburg, PA 17201

County: Franklin
Land Size (Acres): 6.26 ACRES
Available SF: 30,400 SF
Building SF: 33,980 SF

General Listing/Transaction Information

Asking Rate: \$12.00 NNN
Transaction Type: Lease/Sale

Parking

Spaces: 150

Site

Land SF: 272,686 SF
Zoning: Commercial
Access: Orchard Drive
Frontage: 63'

Contacts

Listing Broker(s) Chad Stine
Coldwell Banker Commercial Bennett Williams
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Bradley Rohrbaugh
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Building/Space

Construction Status: Existing
Center Type: Neighborhood Center
Year Built: 2009
Construction Type: Block
Roof Type: Rubber
Roof Age: 2009
Heat: Forced Hot Air
AC: Central

Utilities

Typical Occupancy Costs (Per SF)

Comments

Property Comments: Located along Orchard Drive. 1,200-9,000 SF Available for immediate occupancy with very competitive lease rates. In a new construction. neighborhood shopping center in the heart of Chambersburg Industrial/Commercial Park. Suites are also available for sale at \$140/SF as part of a condominium. .6 Acre pad site available for sale or lease with approval plans for 6,500 SF building with cross parking.

Orchard Park Commons

Chambersburg, PA

Brochure

1640 Orchard Drive
Franklin County

1,200-9,000 S.F. AVAILABLE FOR LEASE

- New Construction: Neighborhood Shopping Center in the heart of Chambersburg Industrial/Commercial Park.
- Located along Orchard Park Drive.
- Immediate occupancy.
- Very competitive lease rates.
- Suites also available for sale as part of a condominium.
- .6 acre pad site available for sale or lease with approved plans or 6,500 S.F. building with cross parking.



Presented By

Chad Stine
Bradley Rohrbaugh

Demographics	3 Mile	5 Mile	7 Mile
Population	26,386	45,778	63,313
Average HH Income	\$59,788	\$66,205	\$67,232
Number of Households	11,380	19,131	26,143



Bennett WILLIAMS

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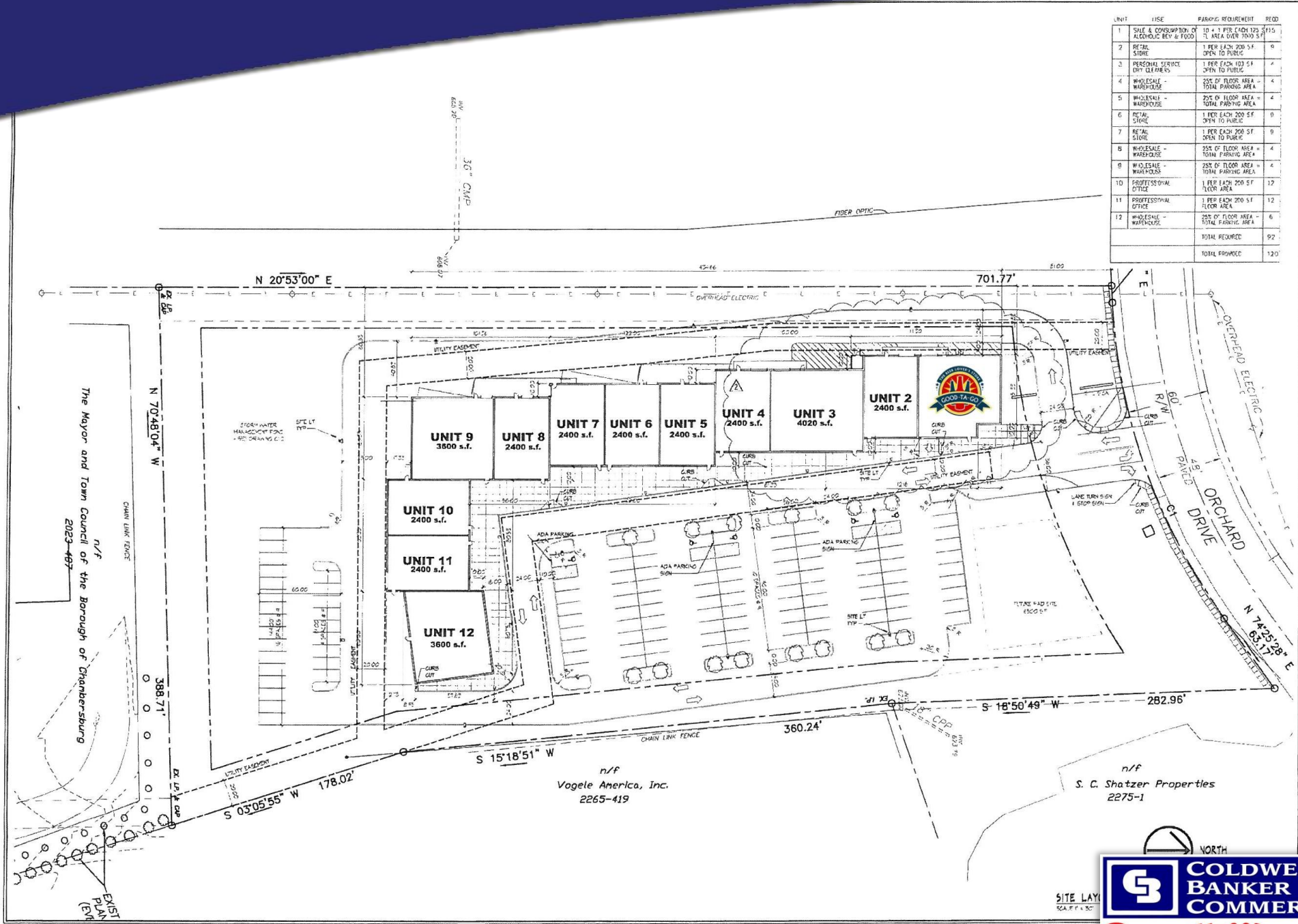
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Orchard Park Commons

Chambersburg, PA

Site Plan

UNIT	USE	PARKING REQUIREMENT	REQD
1	SITE & CONSUMPTION OF ALCOHOLIC BEV & FOOD	10 + 1 PER EACH 120 S.F. TOTAL PARKING AREA	9
2	RETAIL STORE	1 PER EACH 200 S.F. OPEN TO PUBLIC	9
3	PERSONAL SERVICE DRY CLEANERS	1 PER EACH 100 S.F. OPEN TO PUBLIC	4
4	WHOLESALE WAREHOUSE	25% OF FLOOR AREA = TOTAL PARKING AREA	4
5	WHOLESALE WAREHOUSE	25% OF FLOOR AREA = TOTAL PARKING AREA	4
6	RETAIL STORE	1 PER EACH 200 S.F. OPEN TO PUBLIC	9
7	RETAIL STORE	1 PER EACH 200 S.F. OPEN TO PUBLIC	9
8	WHOLESALE WAREHOUSE	25% OF FLOOR AREA = TOTAL PARKING AREA	4
9	WHOLESALE WAREHOUSE	25% OF FLOOR AREA = TOTAL PARKING AREA	4
10	PROFESSIONAL OFFICE	1 PER EACH 200 S.F. FLOOR AREA	12
11	PROFESSIONAL OFFICE	1 PER EACH 200 S.F. FLOOR AREA	12
12	WHOLESALE WAREHOUSE	25% OF FLOOR AREA = TOTAL PARKING AREA	6
TOTAL REQUIRED			92
TOTAL PROVIDED			120



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ORCHARD PARK COMMONS
 ORCHARD PARK COMMONS LLC
 CHAMBERSBURG, PENNSYLVANIA

REVISION DATE
 SEPT. 6, 2005
 OCT. 13, 2007
 ISSUE DATE
 JULY 23, 2007
 DRAWING TITLE
 SITE LAYOUT PLAN
 PROJECT NO.



Bennett Williams

The Mayor and Town Council of the Borough of Chambersburg
 2023-487

n/f
 Vogele America, Inc.
 2265-419

n/f
 S. C. Shatzer Properties
 2275-1

SITE LAYOUT
 SCALE: 1" = 50'

Orchard Park Commons

Chambersburg, PA

Aerial

