



PROFESSIONAL OFFICE SPACE

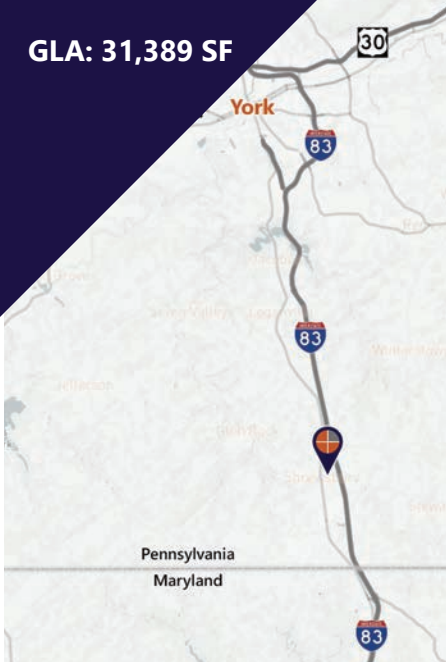
Shrewsbury Borough | York County

73 E. Forrest Ave. Shrewsbury, PA 17361

FOR LEASE

Professional Office Space
Available inside the
Shrewsbury
Professional Building

GLA: 31,389 SF



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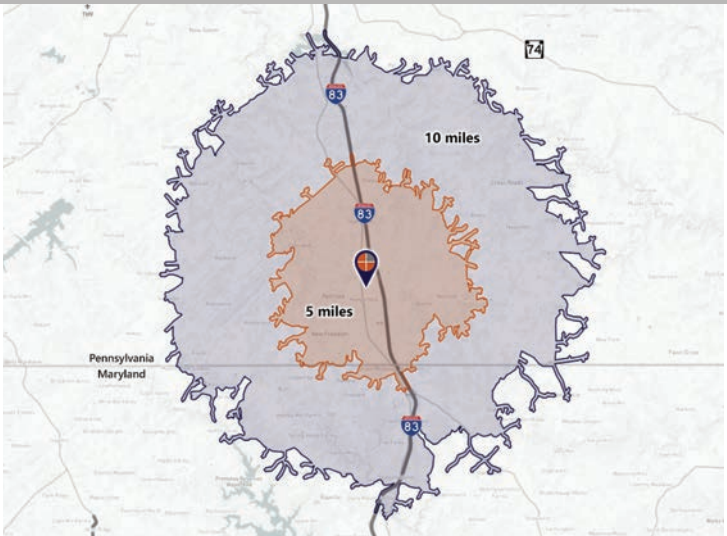


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DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83	0.50	2.00
Route 30 (York)	18.10	20.00
Interstate 695 (Maryland)	27.40	26.00
PA Turnpike - Harrisburg West Interchange	36.10	37.00
Interstate-83 / Interstate-81 Split	47.50	47.00
Harrisburg International Airport	45.80	48.00
Demographics	73 E. Forrest Ave. Shrewsbury	
	5 miles	10 miles
Total Population	20,322	48,544
Population Density (Pop per Sq. Mile)	460.5	258.9
Total Households	7,919	18,219
Per Capita Income	\$37,466	\$37,869
Total Daytime Population	17,259	35,212
Total (SIC01-99) Businesses	719	1,244
Total (SIC01-99) Employees	6,667	11,377
Total (SIC01-99) Sales (\$)	\$1,108,005	\$2,031,777

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Conveniently located minutes from the Interstate-83 Shrewsbury exit, which offers quick travel times to York and Harrisburg Markets. The Shrewsbury Professional Building is the premiere office building in the market, hosting a wide variety of professional businesses including WellSpan Health, Premier Eye Center, Shrewsbury Family Dentistry, Riley & Associates Realtors, State Farm Insurance, Broberg Investment Group, and many others. The property is situated in close proximity to numerous amenities such as banks, restaurants, shopping and civic services.

The building offers over 31,000 square feet of space over three floors with numerous common area features and amenities, making occupancy both easy and affordable.

Flexible lease terms available for space needs ranging from approximately 500 to 3,000 SF.

Shrewsbury is a rapidly growing and expanding market which is scheduled to receive improvements to the Interstate-83 highway and has welcomed several new businesses, including a new production facility for publicly traded Johnson Controls.



PROPERTY DETAILS

- Total Building Size:.....31,389 SF
- Space Available:.....794 SF to 2,099 SF
- Lease Rate:.....Upon Request
- Lease Terms:.....Flexible / Negotiable
- Access:.....Direct Access to Traffic Signal
- Parking:.....Front & Rear Parking Lots
- Signage:.....Pylon Space Available
- Co-Tenancy:.....Mixed Professional Services

TRAFFIC COUNTS

- East Forrest Ave.:.....9,908 VPD
- Interstate-83:.....46,364 VPD

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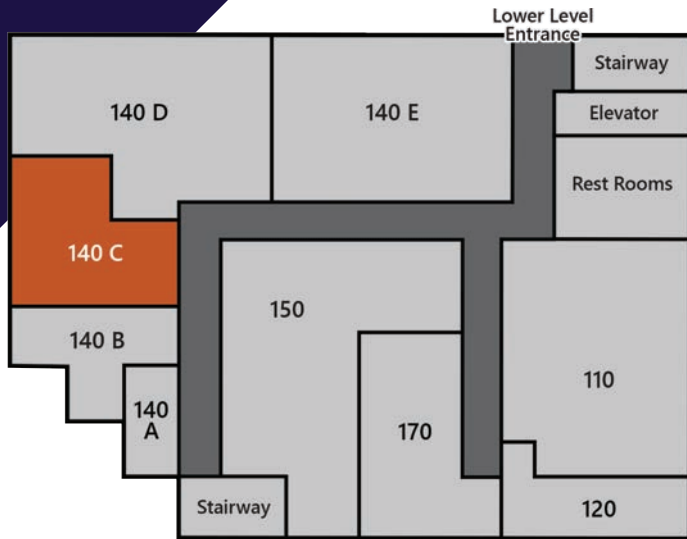
ESTABLISHED REGIONAL COMPETITION MAP



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BUILDING SITE PLAN & AVAILABILITIES



First Floor

Lower Level - Parking Lot



Second Floor

Main Entrance - Street Level



Third Floor

Tenants & Availabilities

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
110	Primerica Financial Services	1,715	210	Wellspan Rehabilitation	3,400
120	MultiCam East	740	215	Premier Eye Center	2,781
140 A	Grace Family Roofing Co.	224	300	King & Assoc. Physical Therapy	1,557
140 B	Suicide Prevention of York	445	310	State Farm Insurance	1,424
140 C	AVAILABLE	794	330	AVAILABLE	992
140 D	MultiCam East	1,267	340	True North Wellness Services	2,453
140 E	South Central Chiropractic	1,442	350	Linda Collevocchio	864
150	Riley & Associates Realtors	2,293	360	Hoffmeyer & Semmelman	536
170	Represent Family Consulting	744	380	Palmetto Services	411
200	Shrewsbury Family Dentistry	2,112	390	Broberg Investment Group LLC	1,802
205	AVAILABLE	2,099			

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AERIAL DRONE PHOTOS



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