

MEDICAL | PROFESSIONAL OFFICE SUITE

SUBLEASE





OFFERING SUMMARY

Available SF for Lease	1,551 - 4,927 SF
Lease Rate	\$17.95 per SF/year
Lease Type	NNN
CAM	\$3.60 per SF
Zoning	Economic Development
Municipality	Straban Township
County	Adams County



PROPERTY OVERVIEW

Located conveniently off Route 30 in Gettysburg, PA, this well-established medical/office center offers an ideal spot for your business. Surrounded by prominent businesses such as Battlefield Harley-Davidson, Renn Kirby Kia, Tractor Supply Co, Wyndham of Gettysburg, Panera Bread, and Sheetz, all within a mile radius, this property ensures high visibility and accessibility. Home to a community of reputable medical and professional tenants, the center provides modern facilities with state-of-the-art infrastructure ideal for medical practices and office use. Situated on a major thoroughfare, it offers easy access for clients and employees, ample parking, and benefits from high foot traffic.

PROPERTY HIGHLIGHTS

- Class A Medical/Office Space
- Furniture available with lease
- Highly trafficked medical office

NEIGHBORING TENANTS INCLUDE:



**PENNSYLVANIA
CANCER SPECIALISTS**
Research Institute



20 EXPEDITION TRAIL, GETTYSBURG, PA 17325

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PROPERTY DETAILS

Building Size	57,930 SF
Lot Size	5.61 AC
Building Class	A
Tenancy	Multi
Number of Floors	2
Restrooms	In-Suite
Parking	In-Common 160 Spaces
Year Built	2007

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat / Rubber
Power	N/A
HVAC	N/A
Sprinklers	Yes
Security	Yes
Signage	Yes

MARKET DETAILS

Cross Streets	Expedition Trl & V-Twin Dr.
Traffic Count at Intersection	9,291 ADT (Route 30/Route 15 Exit)
Municipality	Straban Township
County	Adams County
Zoning	Economic Development

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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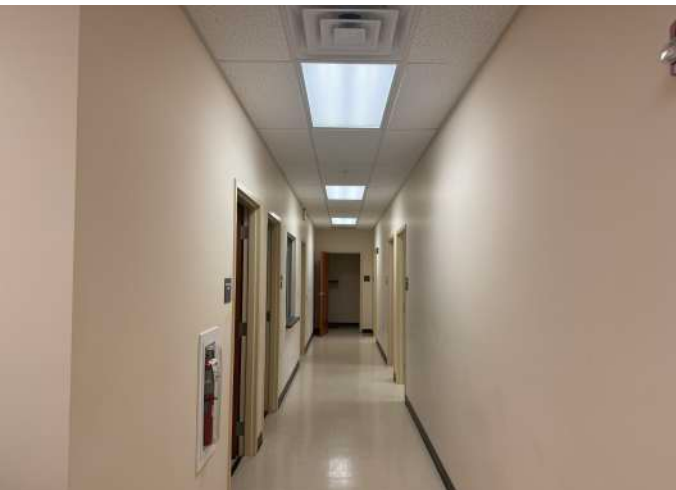
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ADDITIONAL PHOTOS



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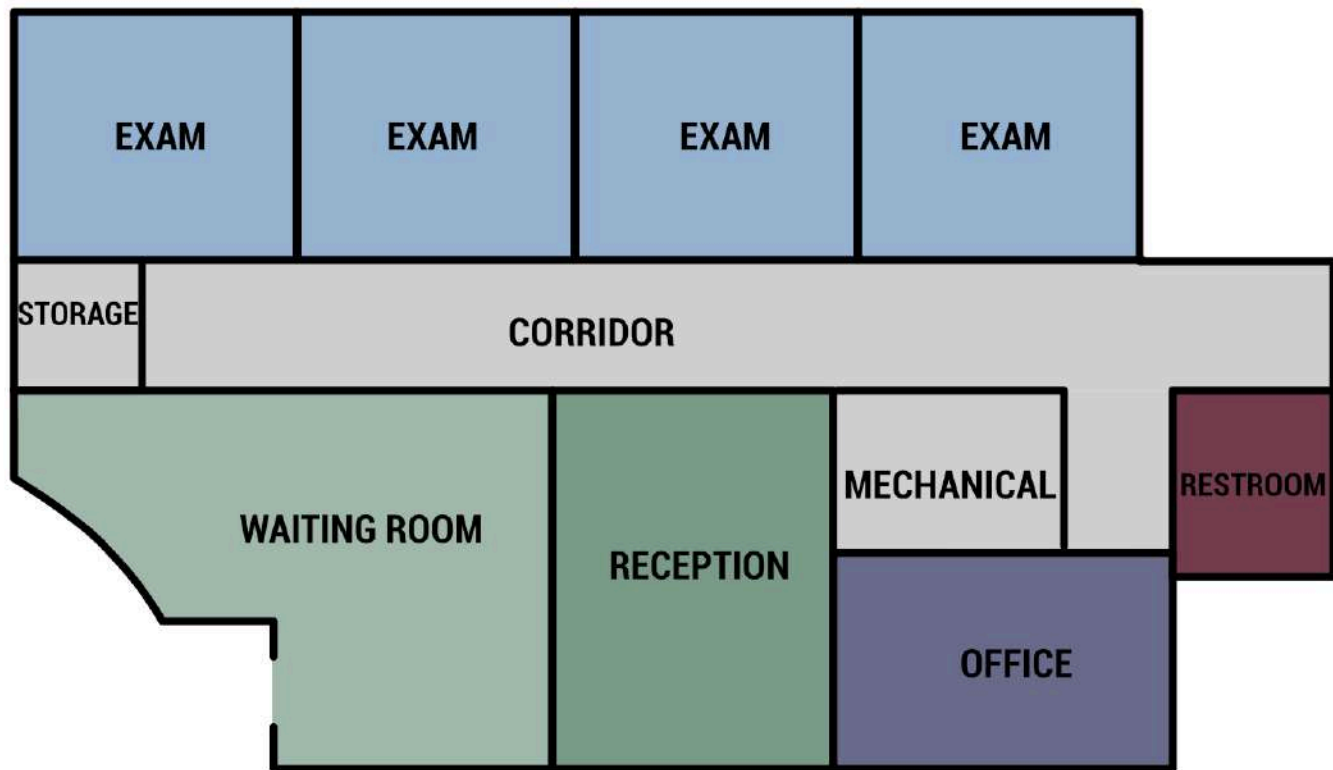
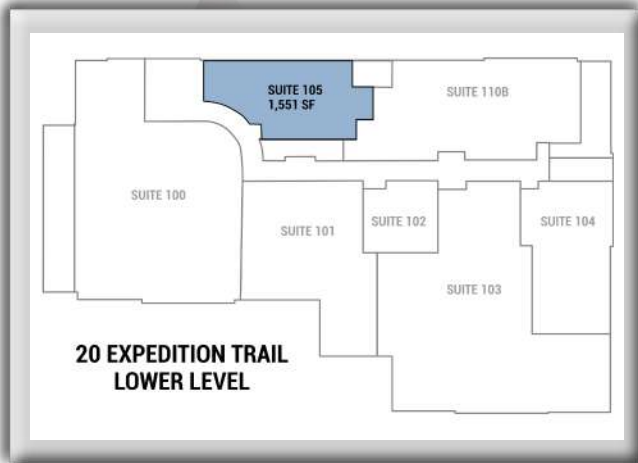
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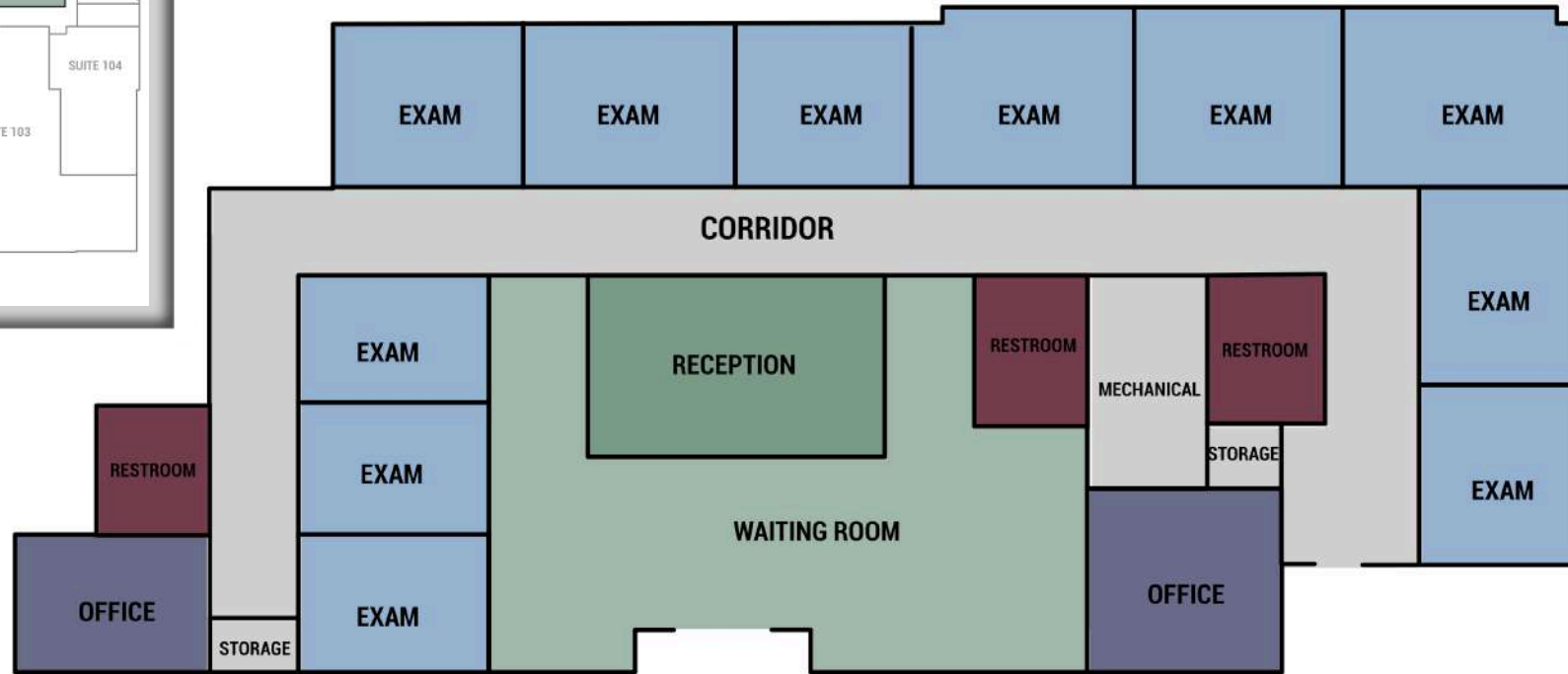
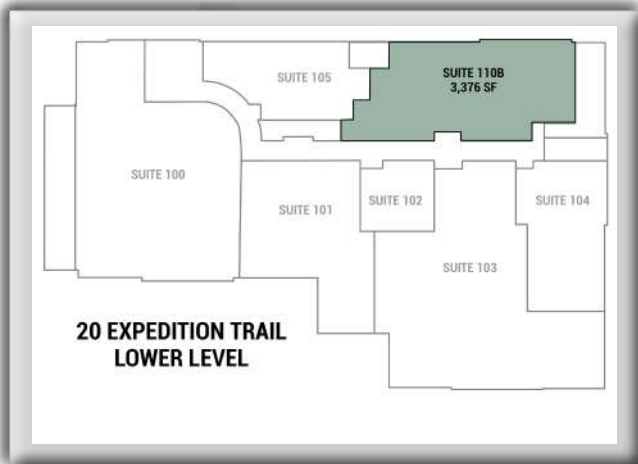


SUITE 105



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
105	1,551 SF	\$17.95 per SF/Yr	NNN Lease	\$3.60 per SF	Private office, in-suite restroom, multiple exam rooms, waiting area and reception area.





SUITE	AVAILBLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
110B	3,376 SF	\$17.95 per SF/Yr	NNN Lease	\$3.60 per SF	Reception & Waiting Area, 2 private offices, 3 in-suite restrooms, multiple exam rooms, storage

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LOCATION



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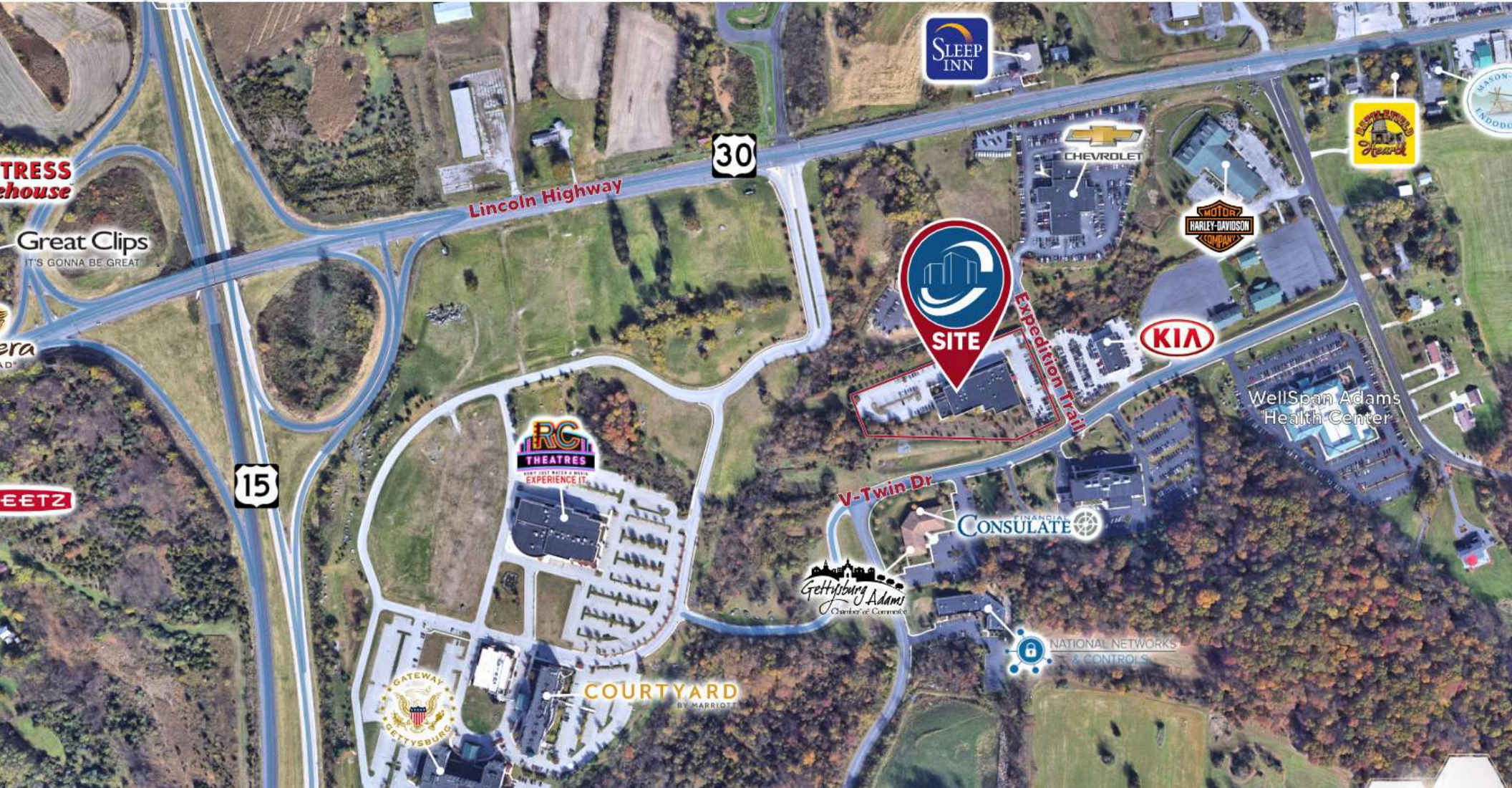


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AREA



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POPULATION

1 MILE	313
2 MILE	13,398
3 MILE	25,175

HOUSEHOLDS

1 MILE	113
2 MILE	4,358
3 MILE	9,237

AVERAGE HOUSEHOLD INCOME

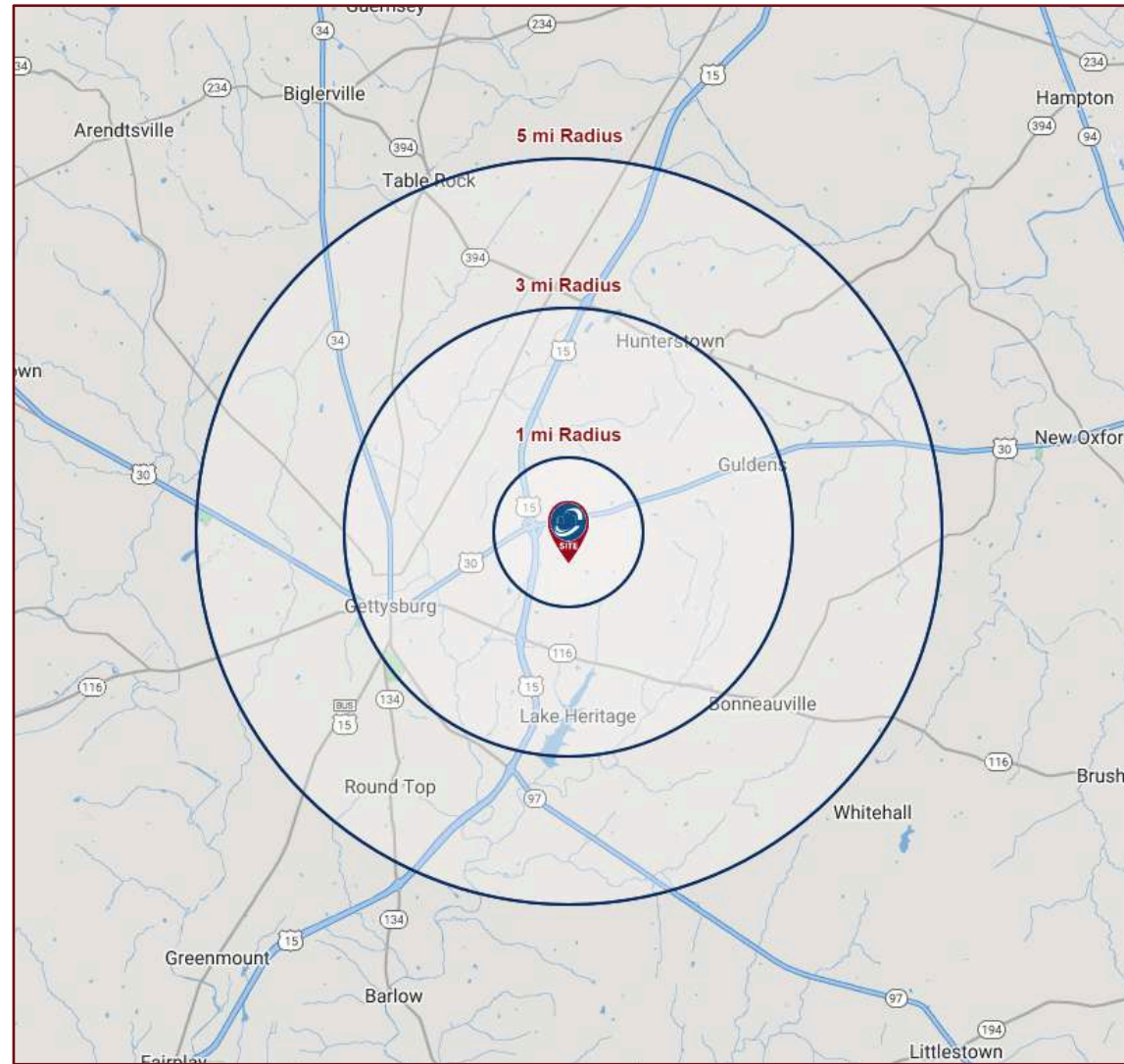
1 MILE	\$110,580
2 MILE	\$98,961
3 MILE	\$107,632

TOTAL BUSINESSES

1 MILE	64
2 MILE	800
3 MILE	1,173

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	664
2 MILE	8,000
3 MILE	11,400





AREA OVERVIEW

ADAMS COUNTY is a county in the Commonwealth of Pennsylvania. As of the 2020 census, the population was 103,852. Its county seat is Gettysburg. The county was created on January 22, 1800, from part of York County, and was named for the second President of the United States, John Adams. On July 1–3, 1863, a crucial battle of the American Civil War was fought near Gettysburg; as a result is a center of Civil War tourism. Adams County comprises the Gettysburg metropolitan statistical area, which is also included in the Harrisburg–York–Lebanon combined statistical area.

The county has a total area of 522 square miles with the Borough of Gettysburg located at the center of Adams County. This county seat community is surrounded on three sides by the Gettysburg National Military Park (GNMP). The Eisenhower National Historic Site adjoins GNMP on its southwest edge. Most of Adams County's rural landscapes and its mid-19th century roadway pattern remain intact today. Thirteen historic roadways converge at or near Gettysburg Borough. Two circular rings of towns surround Gettysburg; the first is typically found at a distance of about 7 miles (11 km) from Gettysburg. The second ring is found at a distance of 12 to 15 miles (24 km) from the County Seat. This "spokes and wheel" pattern is one of the few examples of Central Place Theory in the Eastern United States. The county is in the watershed of the Chesapeake Bay and is drained by the Susquehanna and Potomac Rivers.

Gettysburg is a borough and the county seat of Adams County in the U.S. state of Pennsylvania. The Battle of Gettysburg (1863) and President Abraham Lincoln's Gettysburg Address are named for this town. Gettysburg is home to the Gettysburg National Military Park, where the Battle of Gettysburg was largely fought; the Battle of Gettysburg had the most casualties of any Civil War battle but was also considered the turning point in the war, leading to the Union's ultimate victory.



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