



# 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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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

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# PROFESSIONAL OFFICE SPACE

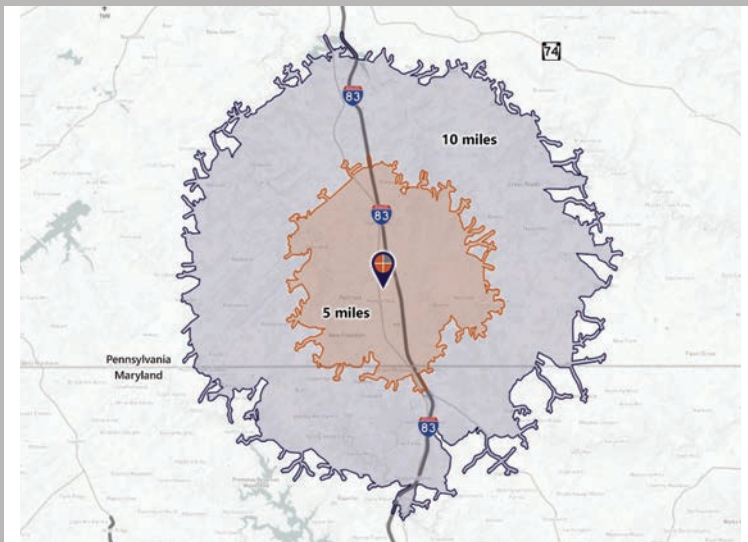
## DEMOGRAPHICS

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, 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 SF of space over three floors with numerous common area features & amenities, making occupancy both easy and affordable. Flexible lease terms available.

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.

Within 3 miles there are currently two new housing developments by Keystone Custom Homes, with values starting at \$530,000. There are 79 new home sites in Hamilton Overlook Community and 36 new home sites in Country Club Overlook Community.

## PROPERTY DETAILS

- Total Building Size:.....31,389 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

### Spaces Available:

- Unit 110: .....2,146 SF
- Unit 140C:.....794 SF
- Unit 150: .....2,293 SF
- Unit 170: .....744 SF
- Unit 205: .....2,099 SF
- Unit 330 (Available April 1, 2024):.....992 SF
- Unit 390: .....1,802 SF

## TRAFFIC COUNTS

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

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# ESTABLISHED REGIONAL AREA MAP

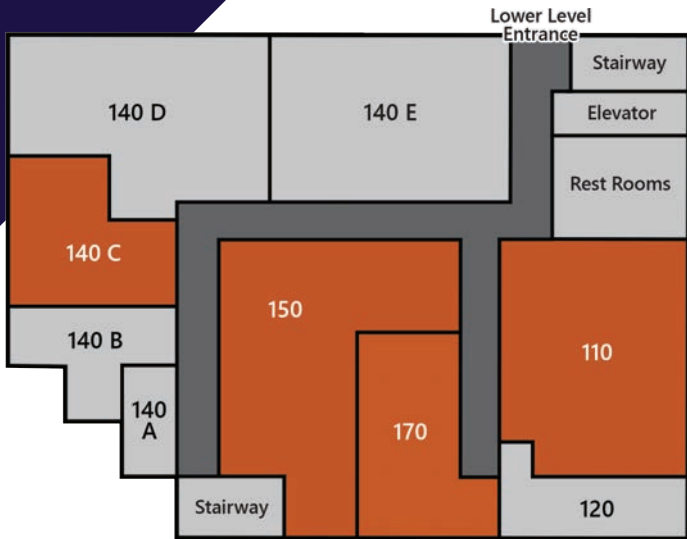


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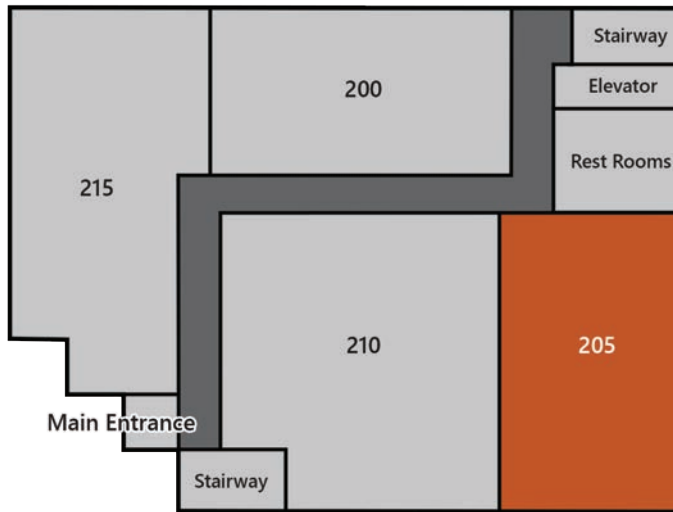


# BUILDING SITE PLAN & AVAILABILITIES



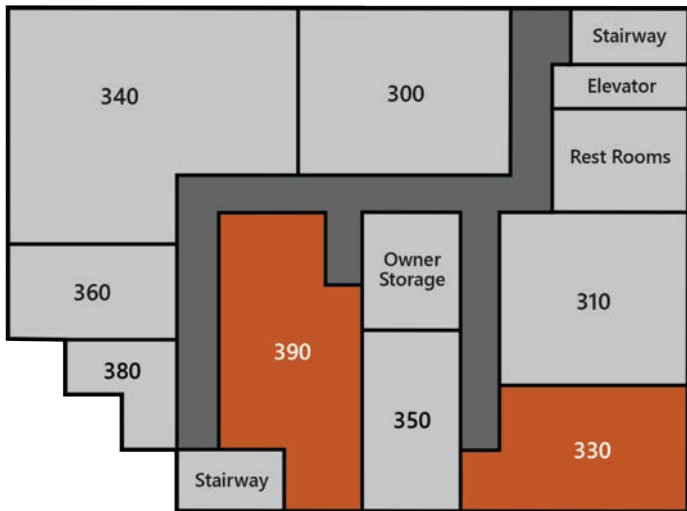
## First Floor

Lower Level - Parking Lot



## Second Floor

Main Entrance - Street Level



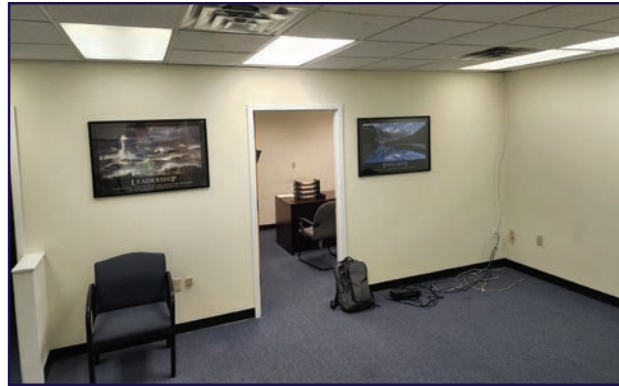
## Third Floor

## Tenants & Availabilities

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
110	AVAILABLE	2,146	210	Wellspan Rehabilitation	3,400
120	MultiCam East	740	215	Premier Eye Center	2,781
140 A	Very Effective Space LLC	224	300	King & Assoc. Physical Therapy	1,557
140 B	Very Effective Space LLC	445	310	State Farm Insurance	1,424
140 C	AVAILABLE	794	330	AVAILABLE 4/1/2024	992
140 D	MultiCam East	1,267	340	True North Wellness Services	2,453
140 E	South Central Chiropractic	1,442	350	Senior Financial Solutions Group	864
150	AVAILABLE	2,293	360	Hoffmeyer & Semmelman	536
170	AVAILABLE	744	380	Palmetto Services	411
200	Shrewsbury Family Dentistry	2,112	390	AVAILABLE	1,802
205	AVAILABLE	2,099			

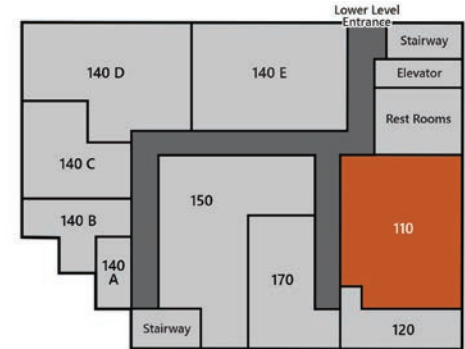
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# SUITE 110 | SPACE OVERVIEW & PHOTOS

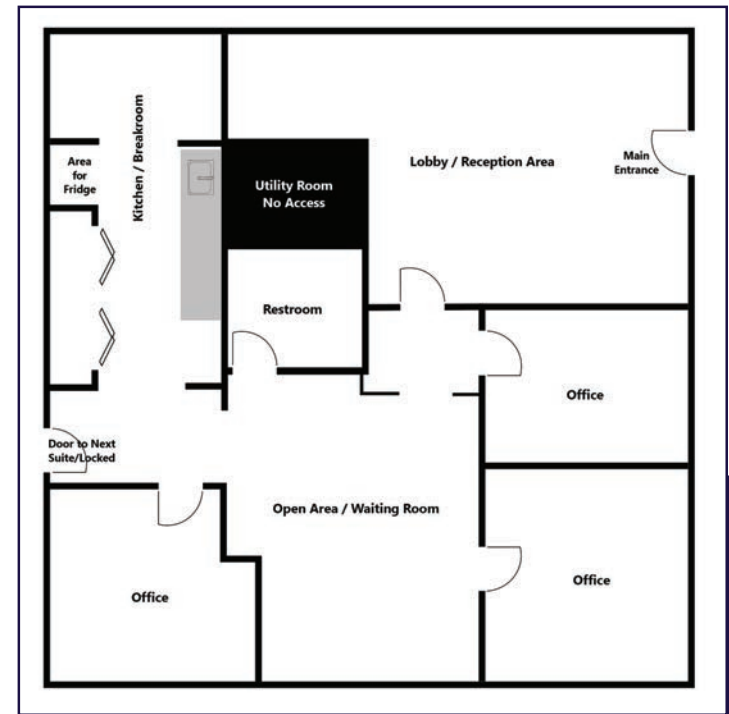


## SPACE OVERVIEW

- 2,146 SF
- Large Reception / Waiting Room
- Open Bullpen
- 3 Private Offices
- Kitchenette / Breakroom



**First Floor**  
Lower Level - Parking Lot



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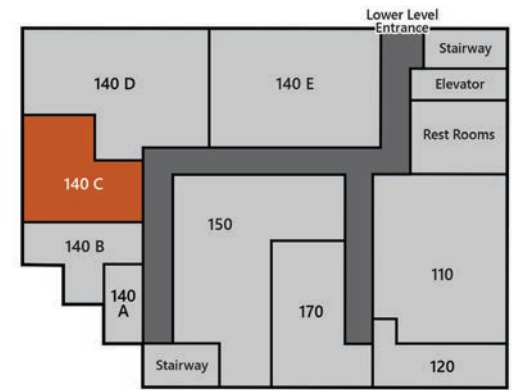


# SUITE 140C | SPACE OVERVIEW & PHOTOS



## SPACE OVERVIEW

- 794 SF
- Large Reception Area / Waiting Room
- 2 Private Offices
- Kitchenette with Sink



### First Floor

Lower Level - Parking Lot



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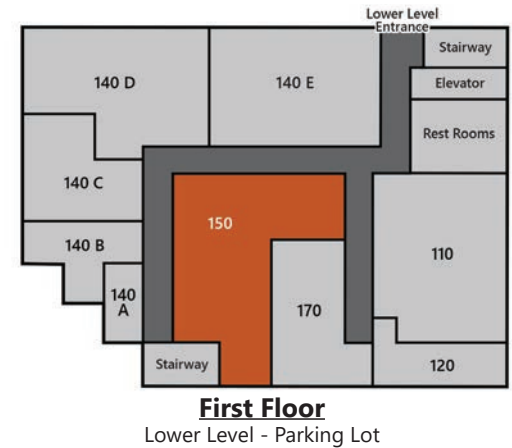


# SUITE 150 | SPACE OVERVIEW & PHOTOS



## SPACE OVERVIEW

- 2,293 SF
- Large Reception Area / Waiting Room
- 2 Conference Rooms
- Bullpen Area
- 3 to 4 Private Offices
- Kitchenette with Sink



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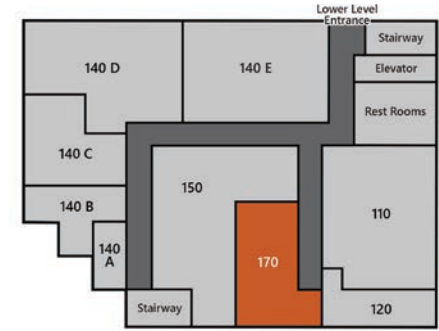


# SUITE 170 | SPACE OVERVIEW & PHOTOS

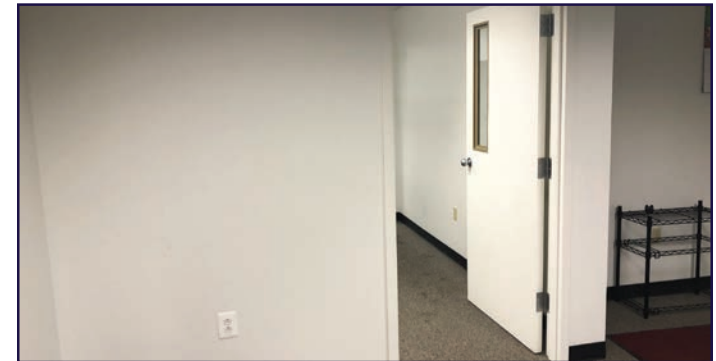


## SPACE OVERVIEW

- 744 SF
- Reception Area / Waiting Room
- Two (2) Offices
- Podcast Room



**First Floor**  
Lower Level - Parking Lot



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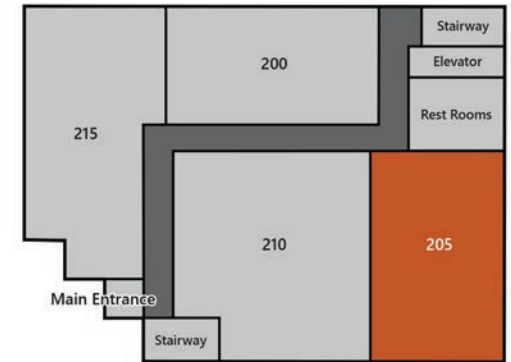


# SUITE 205 | SPACE OVERVIEW & PHOTOS

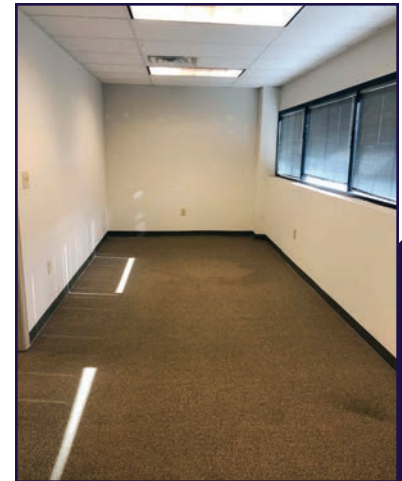


## SPACE OVERVIEW

- 2,099 SF
- Reception Area
- Small Media/Meeting Room
- Two (2) Private Offices & Two (2) Open Office Areas
- Large Bullpen Open Area
- Kitchenette with Sink



**Second Floor**  
Main Entrance - Street Level



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# SUITE 390 | SPACE OVERVIEW & PHOTOS



## SPACE OVERVIEW

- 1,802 SF
- Large Reception / Bullpen Area
- One (1) Conference Room
- Three (3) Private Offices



**Third Floor**



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# AERIAL DRONE PHOTOS



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