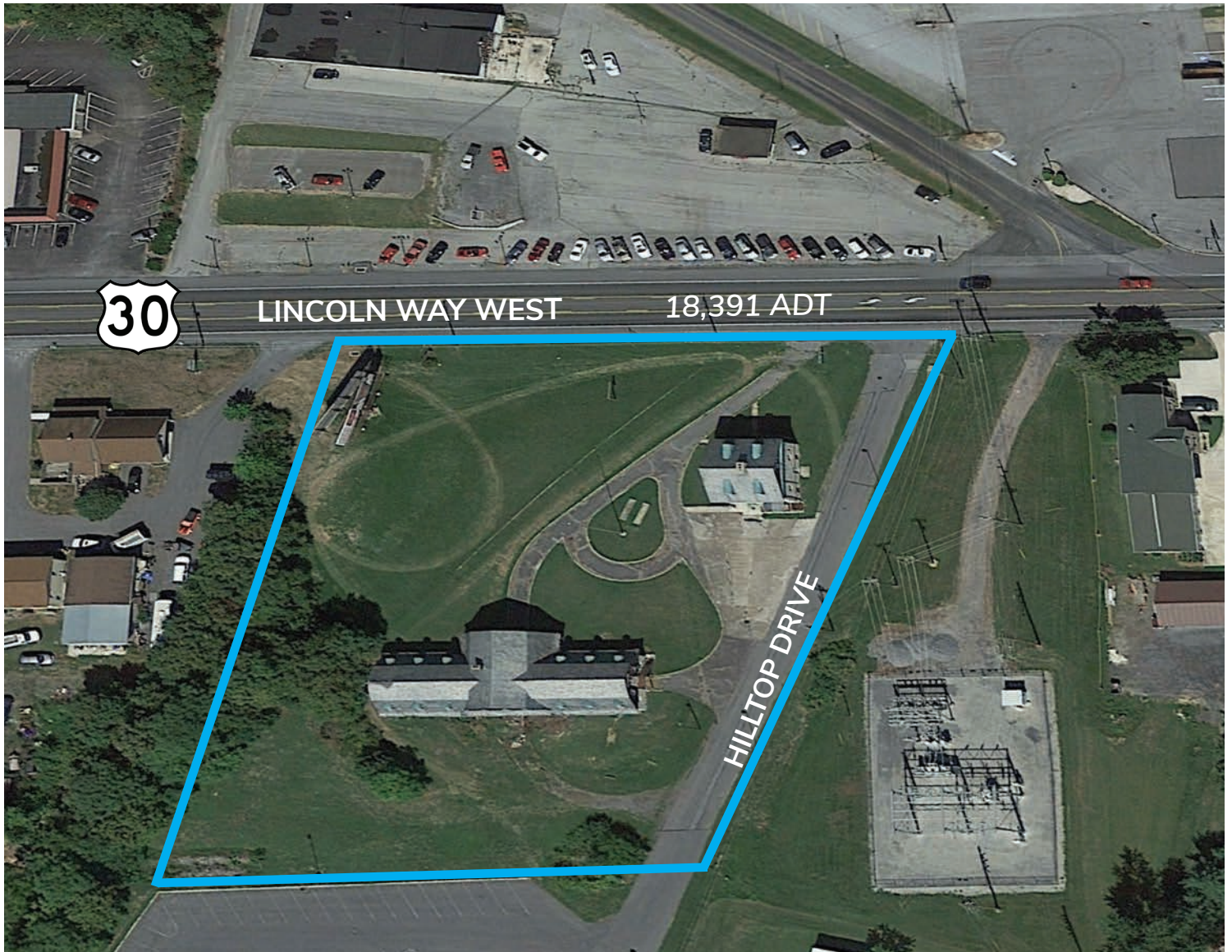




PROPERTY FEATURES:

- Prime commercial real estate
- Flexible zoning
- Over 275 ft. of frontage on Rt 30
- 2.27 Acres re-development opportunity
- Heavy traffic counts (18,391/day)
- All public utilities available
- Large concentration of retail close by
- Perfect for retail, fast food, car wash, hotel, medical, or a bank

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



AREA AMENITIES ALL WITHIN 3 MILES

This property is 1.4 miles West of downtown Chambersburg, less than 3 miles from I-81 interchange, and is less than a mile from Sheetz. Property has prime frontage along U.S. Route 30, offering a great opportunity for land re-development of this 2.27 acre parcel.

Demographics	2 Miles	5 Miles	10 Miles
Population	6,544	34,994	68,347
Total Households	2,614	14,686	27,801
Average Household Income	\$64,340	\$72,556	\$86,208

For More Information:

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