

40 LURGAN AVENUE

Shippensburg, PA 17257 • For Sale



SALE BROCHURE

For More Information: 717-843-5555 • www.BennettWilliams.com



40 LURGAN AVENUE: DETAILS

Shippensburg, PA 17257 • For Sale

Benefits

- Located Right Off I-81 in Shippensburg
- Provides Easy Access to Highly Traveled I-81 Corridor
- Close proximity to Shippensburg
 University
- Great Redevelopment Opportunity



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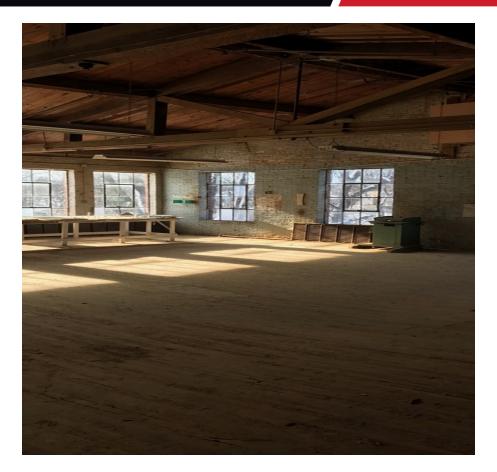
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40 LURGAN AVENUE: EXECUTIVE SUMMARY

Shippensburg, PA 17257 • For Sale



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,945	9,951	27,320
Total Population:	4,796	27,515	71,211
Average HH Income:	\$49,050	\$59,126	\$68,323

PROPERTY SUMMARY

Sale Price:	\$1,200,000
Property Type:	Industrial
Lot Size:	7.75 Acres
Building Size:	98,000 SF
Zoning:	Light Manufacturing

PROPERTY OVERVIEW

Located right off I-81 in Shippensburg. 98,000 SF free standing industrial building in Franklin County. Great Redevelopment Opportunity.

PROPERTY HIGHLIGHTS

- Located Right Off I-81 in Shippensburg
- Provides Easy Access to Highly
 Traveled I-81 Corridor
- Close proximity to Shippensburg
 University
- Great Redevelopment Opportunity

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



40 LURGAN AVENUE: DEMOGRAPHICS

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Demographics EKINOSt leen St (696) Population Shippensburg (533) 1 Mile 5 Miles 10 Miles N Morris St Stavenest 71,211 4.796 27.515 **Daytime Population** 1 Mile 5 Miles 10 Miles WKingSt 2.749 8.756 30.324 696) Average Household Income 5 Miles 1 Mile 10 Miles (11) Coople \$49,050 \$59,126 \$68,323 Map data ©2019 Number of Households Shippen 1 Mile 5 Miles 10 Miles Juniata 9.951 27.320 Dauphin 1.945 Perry Lebanon Lancaster Cumberland **Traffic Counts Chester** Franklin Adams York W King Street 15.000 CPD



40 LURGAN AVENUE: MARKET OVERVIEW

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