





## **PROPERTY OVERVIEW**

1.88 & 4.13 Acre Lots located along Silo Hill Road that presents an opportunity for a purchaser to develop in a growing Emmitsburg, MD market. The properties are located along Silo Hill Road which is a feeder road to East Main Street which provides access to Route 15 North/South (17,000 CPD). These lot are zoned General Business (GB), which is ideal for any fast food, retail, pharmacy, medical, and/or hardware type of Tenants. 1.8 acres - \$500,000/4.13 acres - \$699,000

## **LOCATION**

These lots are ideally positioned with frontage along Silo Hill Road. The site benefits from the traffic flow of East Main Street, and Route 15 which are two of the main roadways in the local Emmitsburg market. These roadways act as focal points for retail, medical and office users, with a trade area that extends more than 10-miles, which attracts a vast customer base.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	7,022	12,262	22,262
EMPLOYEES	2,235	2,733	4,949
AVERAGE HHI	\$106,916	\$115,375	\$119,748
HOUSEHOLDS	1,954	4,013	8,074

**TRAFFIC COUNTS: US-15** (±22,000 VPD) **E Main St** (±9,000 VPD)



## **TRADE AREA**

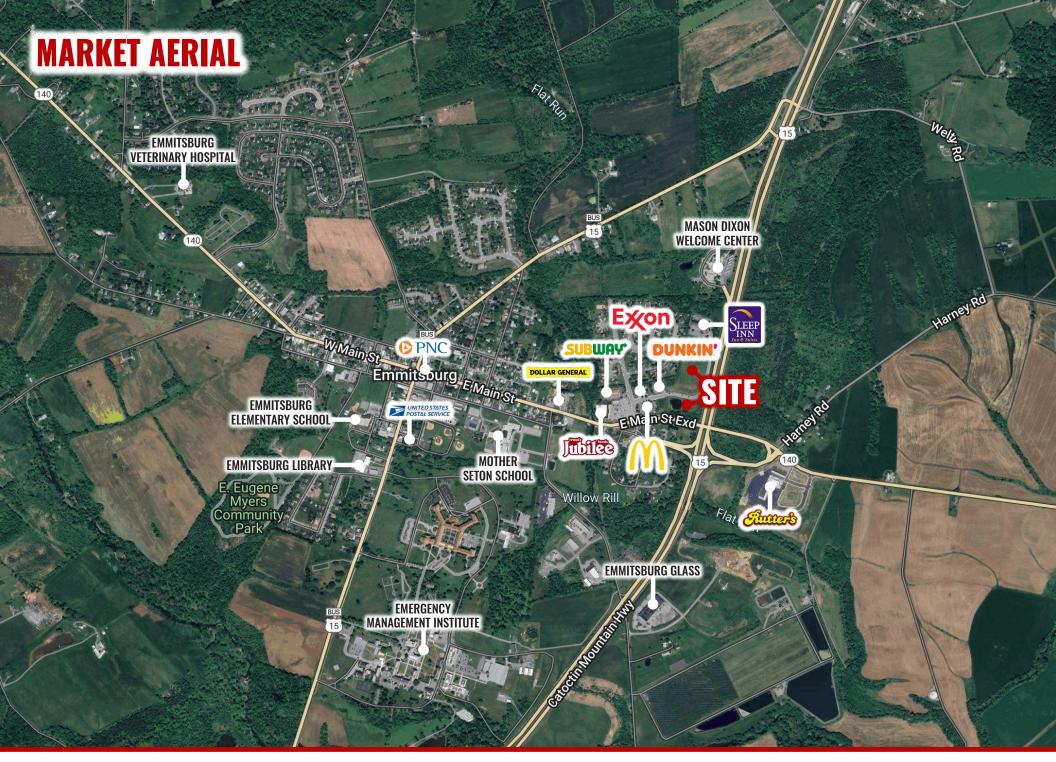
Adding to the stability of the project, these properties show a 20-minute drive time demographic of over 105,954 people with household incomes of more than \$85,059 and daytime employment demographics equally as strong with 39,703. The demographics within a 10-mile radius include 55,102 people in 20,984 homes, a labor force of 21,776 with an average household income of \$89,858. The area's growth since 2000 has increased over 15.2% with 3,199 new homes.

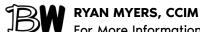
















# **Q** OUR LOCATIONS:

#### YORK OFFICE:

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

#### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1 West Chester, PA 19380

#### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

#### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130 Moorestown, NJ 08057

## LISTING AGENTS:



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### **CONTACT US**

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PROPERTY MANAGEMENT



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