

SILO HILL ROAD

EMMITSBURG, MD | 21727



±1.88 - 4.13 ACRES AVAILABLE | FOR SALE



RYAN MYERS, CCIM

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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 - \$425,000/4.13 acres - \$645,000

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.



RYAN MYERS, CCIM

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN



±4.13 AC

Exxon

DUNKIN'

SUBWAY

Jubilee



±1.88 AC

US-15: ±22,000 VPD

E MAIN ST: ±9,000 VPD



RYAN MYERS, CCIM

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL



RYAN MYERS, CCIM

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Ryan Myers, CCIM

RMyers@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

