

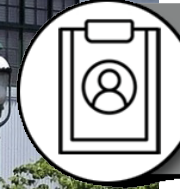
59 LINCOLN WAY WEST & 13 SPRING ST | CHAMBERSBURG, PA 17201

FOR SALE | POTENTIAL HIGH RISE DEVELOPMENT



POPULATION

69,706



EMPLOYEES

35,491



HH INCOME

\$75,069



HOUSEHOLDS

28,935



TRAFFIC COUNTS

RT 30
10,509 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

PROPERTY OVERVIEW

Unique opportunity to get on-board the revitalization of downtown Chambersburg. The new 108,000 SF Franklin County Court House is complete, at a cost of \$67 million. The complex now totals 166,000 SF, less than a block away. Six stories are allowed by zoning, but the Seller believes approvals could be obtained for up to 12 stories. There are over 500 surface parking spaces within 1 1/2 blocks of the site currently. All utilities are available including a 6" water line. A public green space is in place adjacent to the site that includes a waterfall, rail trail, and other features.

Bennett Williams
RETAIL

BOB BEHLER

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ACTIVE MEMBERS OF:
RETAIL BROKERS
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.



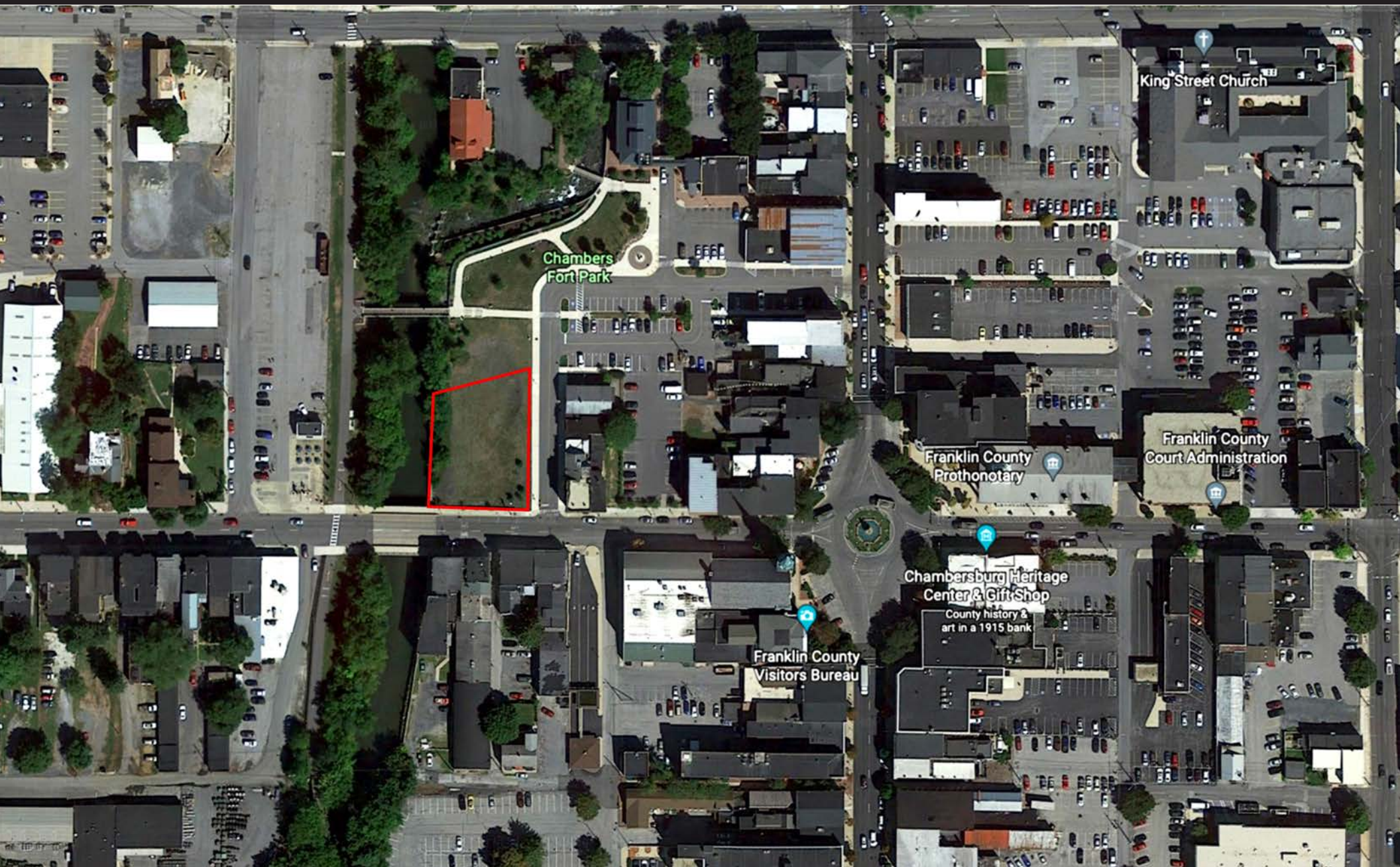
BENEFITS

- Unique opportunity to potentially build up to 134,000 SF
- All utilities are available including a 6" water line
- Frontage on Route 30 & Spring Street
- Chambersburg Borough
- Ideal mixed use project for hotel, retail, office, or **residential**
- Half block from the new Franklin County Court House
- Public green space with water features surround the property
- Zoned Central Core - multiple uses allowed!

PROPERTY SUMMARY

Sale Price:	\$425,000
Property Type:	Land
Lot Size:	0.41 Acres
APN #:	05-1C57-2 & 05-1C49-82
Zoning:	Central Core

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