



PROPERTY OVERVIEW

Development opportunity consisting of approximately 30 acres of commercial/residential land located at Interstate 81 Exit 5 in Greencastle, PA Franklin County. The property consist of two contiguous parcels, 24.08 acres zoned community commercial in Antrim Township and 5.07 acres zoned general residential in Greencastle Borough. The property borders Interstate 81, offers excellent visibility, two points of access, all public utilities and unlimited sewer tap fees paid by seller. Zoning allows for many permitted uses by right such as; retail, office, restaurants, mini warehousing, self-storage, hotel, multi-family, veterinary office, animal hospital, and more. Interstate 81 is adjacent to the site which leads north 11 miles to Chambersburg, PA, 64 miles to Harrisburg, PA, south 11 miles to Hagerstown, MD, and 53 miles to Winchester, VA. Route 16/E. Baltimore Street passes the south side of the site leading east 8 miles to Waynesboro, PA and west 10 miles to Mercersburg, PA.

PROPERTY SUMMARY

SALE PRICE:	\$3,000,000
MUNICIPALITY:	FRANKLIN COUNTY
ZONING:	COMMERCIAL & RESIDENTIAL
TOTAL LAND SIZE:	30 ACRES
PROPERTY VISIBILITY:	EXCELLENT
LOT FRONTAGE:	1,000
TOPOGRAPHY:	GENTLE SLOPE
COUNTY:	FRANKLIN
MUNICIPALITY:	ANTRIM TOWNSHIP
AVAILABLE UTILITIES:	WATER, GAS, SEWER, ELECTRIC

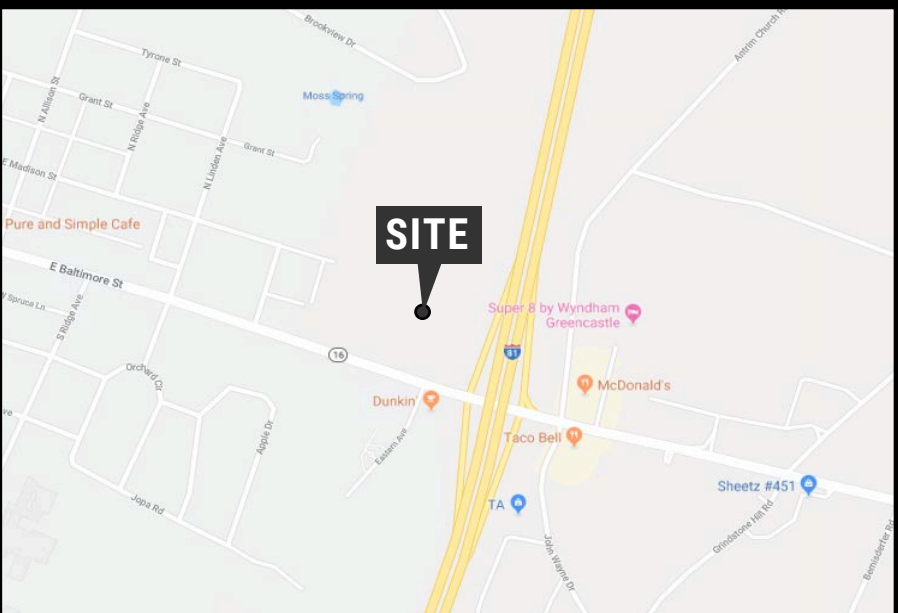


York Office: 3528 Concord Rd. York, PA 17402
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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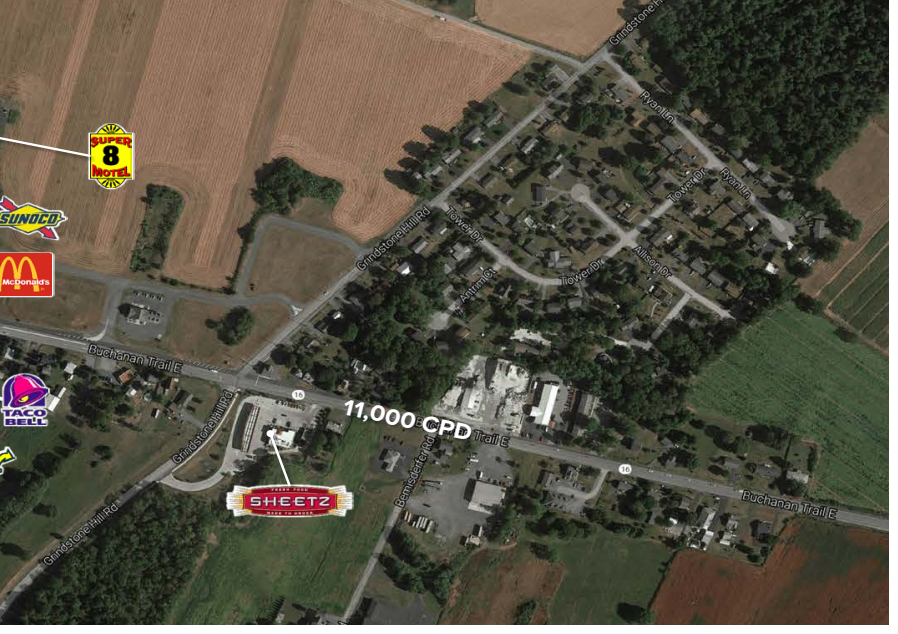


Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,522	10,525	21,332
TOTAL EMPLOYEES	1,525	7,151	8,582
AVERAGE HHI	\$80,375	\$77,269	\$75,340
TOTAL HOUSEHOLDS	2,082	4,429	8,504

TRAFFIC COUNTS
 BUCHANAN TRAIL: 14,000 VPD | I 81: 50,000 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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**Borough of Greencastle
Zoned General Residential (R2)
5.07 ACRES**

SITE

**Antrim Township
Zoned Community Commercial (CC)
24.08 ACRES**

RIGHT OF WAY

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