

BLACK GAP ROAD

Chambersburg, PA | 17202

14.56 ACRES OF LAND AVAILABLE | FOR SALE



PROPERTY OVERVIEW

Available for sale is 14.56 acres of commercially zoned vacant piece of land located in Chambersburg, PA. The property, located along Black Gap Road (9,500 VPD) is situated down the road from the 454,423 SF Chambersburg Mall near national brands such as Christopher Banks, Dollar General, McDonald's, and T-Mobile, just to name a few. The parcel also offers nearby access to Interstate-81 (46,000 VPD), which takes travelers from Hagerstown up to the Harrisburg area. The site is fitting for a variety of uses such as service, retail, or commercial. This creates a great opportunity for any user to enter the Chambersburg market.

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

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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.

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POPULATION

92,248



EMPLOYEES

41,505



HH INCOME

\$78,525



HOUSEHOLDS

37,351



TRAFFIC COUNTS

BLACK GAP RD - 9,554 VPD
I-81 - 49,985 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

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