

WAYNE ROAD

Chambersburg, PA | 17201

5.16 ACRES OF LAND AVAILABLE | FOR SALE

FRANKLIN
LOGISTICS

FRESH FOOD
SHEETZ
MADE TO ORDER

5.16 ACRES

PROPERTY OVERVIEW

Wayne Road has 5.16 acres of commercially zoned vacant land located in Chambersburg, PA for sale. The property, adjacent to Sheetz, feeds into Wayne Road (9,900 VPD) which is one of the main retail thoroughfares, situated near national retailers including Weis, Goodwill, Giant Food Stores, Dollar Tree, and CVS, just to name a few. The parcel also offers nearby access to Interstate-81 (47,000 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 growing Guilford area in a densely populated retail and industrial sector of the 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

89,122



EMPLOYEES

42,241



HH INCOME

\$80,231



HOUSEHOLDS

36,879



TRAFFIC COUNTS

WAYNE ROAD - 9,949 VPD
I-81 - 53,853 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

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Westside Plaza

Southgate SC
BIG LOTS! CVS/pharmacy FAMILY DOLLAR

Wayne Plaza
GIANT FINE WINE & GOOD SPIRITS holiday hair GNC LIVE WELL petvalu DOLLAR TREE verizon

Chambersburg Towne Center
Save metro PCS aLot POWER TRAIN GYM weis

Chambersburg Square
Starbucks FIVE GUYS Chick-fil-de Visionworks LONGHORN AT&T MATTRESS Warehouse Olive Garden

Gateway Center
Texas WOLF'S

Pavilion Shoppes at Gateway
Moe's Jersey Mike's TERIYAKI MADNESS

Franklin Center
DICK'S SPORTS & OUTDOORS ULTA petco TJ-maxx

Chambersburg Crossing
Giant STAPLES MOD five BELOW KOHL'S Michaels MOD PETS MARY KAY Target Panera FRIDAYS CRISPEL RED ROBIN

Walker Road Shoppes
AspenDental MATTRESS FIRM

Guilford Square
DUNKIN' DONUTS Allstate KELLY SERVICES Montezuma Mexican Restaurant

Chambersburg Plaza
GROCERY OUTLET HOBBY LOBBY Little Caesars Arby's

Hillside East Plaza
GameStop Springraf Cosmo Prof

Lincolnway East SC
MATTRESS Warehouse FINE WINE & GOOD SPIRITS JO-ANN fabric and craft stores HARBOR FREIGHT TOOLS

SITE

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