

**628-666 E. Baltimore St | Greencastle, PA 17225**

**±1.8 Acres of Land Available**

*Available For Sale*

## Property Overview

Four contiguous commercial parcels located at the interchange of interstate 81, E. Baltimore Street & Buchanan Trail E. Adjacent to Auto Zone. Zoned Community Commercial which allows for many permitted uses by right.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,789	21,576	37,946
TOTAL EMPLOYEES	4,273	5,662	10,379
AVERAGE HHI	\$132,411	\$119,842	\$115,945
TOTAL HOUSEHOLDS	4,379	8,487	14,908
TRAFFIC COUNTS: I-81 - ±60,000 VPD			

## Property Highlights

- Conveniently located off Exit 5 of I-81
- Great Location for Retail, Fast Food, C-Store, Auto Repair, Professional Office
- 60,000 cars per day on I-81
- Greencastle is a Fast Growing Market Located Between Hagerstown & Chambersburg
- Baltimore Street/Buchanan Trail is a Main Traffic artery
- Buchannon Flats: 300 Unit Apartment development proposed for land behind parcel
- Direct access from Baltimore St and to access drive to new apartment development.



**BLAKE GROSS | KEITH KAHLBAUGH**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTwilliams.com](http://WWW.BENNETTwilliams.com)



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# Market Overview

**MARTIN'S**

**DOLLAR GENERAL**

FINE WINE & GOOD SPIRITS

holiday hair



NEW  
**SHEETZ**



±18,000 CPD

E. Baltimore Street

**GREENCASTLE  
HIGH SCHOOL**

**SITE**

**BUCHANON FLATS**  
±300 APARTMENTS  
COMING SOON

ACCESS ROAD TO CONNECT TO MOSS  
SPRINGS RESIDENTIAL DEVELOPMENT



PROPOSED  
**Wawa**



**SHEETZ**



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# 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:



### **Blake Gross**

[bgross@bennettwilliams.com](mailto:bgross@bennettwilliams.com)



### **Keith Kahlbaugh**

[keith@bennettwilliams.com](mailto:keith@bennettwilliams.com)

### **CONTACT US**

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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INVESTMENT  
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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.

