

±16.07 ACRES

83 Hunterstown Road

Gettysburg, PA | 17325

FOR SALE



Property Overview

83 Hunterstown Road is a 16.07-acre commercial development opportunity in Gettysburg PA. The project is situated at an intersection of Lincoln Highway (US Route 30 – 19,000 CPD) and Hunterstown Road. The property is near leading national retailers such as Giant, Walmart, Marshals, Michael's, Advance Auto, AT&T, Arby's, and several more. Also, near several hotels, Gettysburg shopping districts, and Gettysburg's famous attractions. The property is very well situated within the market. EC-1 Economic Development Commercial District.



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

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE | KEITH KAHLBAUGH
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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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Location

83 Hunterstown Road is strategically positioned with significant frontage along the market’s primary retail corridor along Lincoln Highway (US Route 30). The site has excellent visibility from the high-volume traffic flow of Lincoln Highway, which is the area’s heaviest traveled roadway. Lincoln Highway acts as the area’s focal point for retail, hotels, shopping, and dining, with a trade area that extends more than 5 miles, attracting a vast customer base.

Trade Area

Adding to the stability of the site, a 25-minute drive time demographic of over 206,136 people with household incomes of more than \$79,417 and daytime employment demographics equally as strong with 78,968. The demographics within a 15-mile radius include 163,751 people in 64,044 homes, a labor force of 70,356 with an average household income of \$78,597. The area’s growth since 2000 has increased over 15.9% with more than 10,210 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,401	23,802	32,420
TOTAL EMPLOYEES	10,369	12,775	14,742
AVERAGE HHI	\$75,361	\$80,365	\$82,622
TOTAL HOUSEHOLDS	5,647	9,021	12,510

TRAFFIC COUNTS: Lincoln Highway (Rt 30) - ±17,000 VPD



ACTIVE MEMBER OF:
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NETWORK

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MARKET OVERVIEW



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