

# 147 Georgetown Road | Littlestown, PA 17340

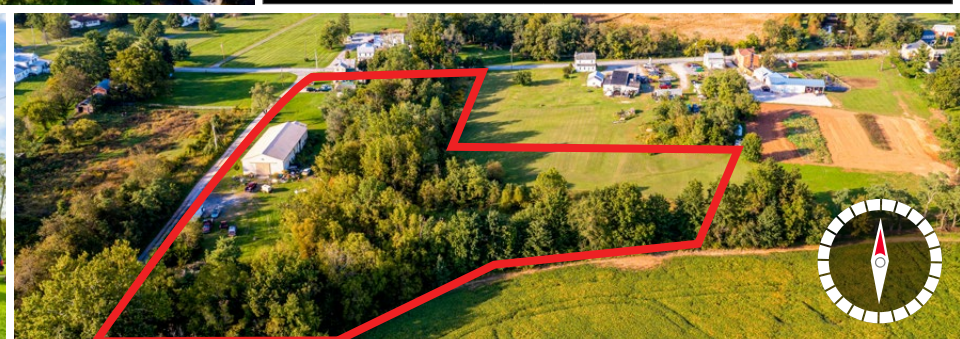
± 5.82 Acres of Land Available

Available For Sale

## Property Overview

**147 Georgetown Rd.** is an investment property for sale in Littlestown, PA. The sites consists of 5.82 acres of land. Both buildings are currently leased on a month-to-month basis, with an income of \$1,800 a month. This is a great opportunity for someone who is looking to add to their investment portfolio.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,750	16,265	34,093
TOTAL EMPLOYEES	1,593	2,416	6,744
AVERAGE HHI	\$82,977	\$90,501	\$96,187
TOTAL HOUSEHOLDS	3,479	6,237	12,990
TRAFFIC COUNTS: Fredrick Ave (PA - 194) - ±5,000 VPD			



**BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
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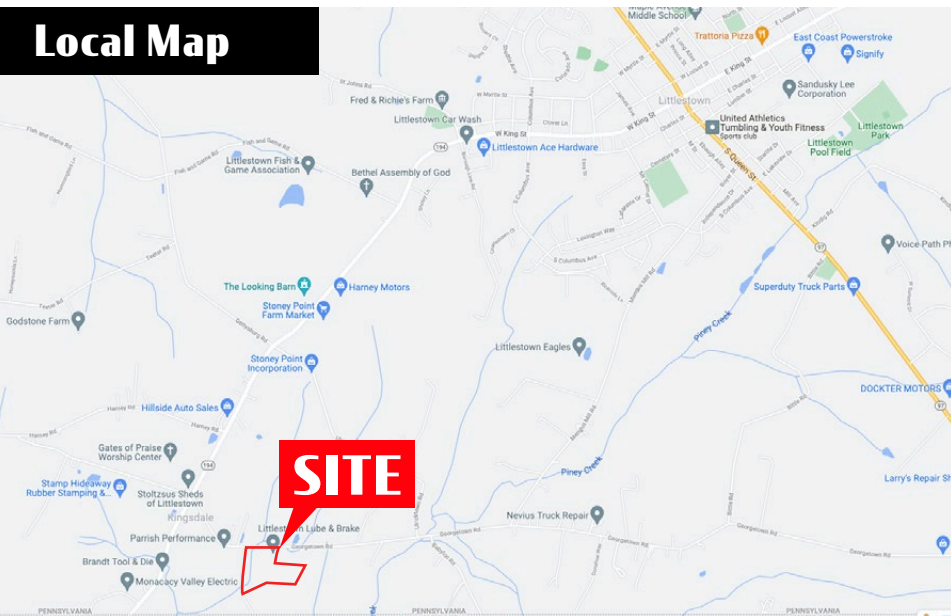
## Location

147 Georgetown Rd., is ideally located off Route 194, which is the market's main travel artery from PA to Maryland. The property sits under a quarter of a mile from the Maryland border. Not only is Route 194 the main travel artery, but it is also the main business corridor. Businesses in the area include Monacacy Valley Electric, Hillside Auto Sales, Stoney Point Farm Marker, and Harney Motors, just to name a few. You are also only two miles away from Downton Littlestown and Littlestown Area School District.

## Trade Area

Demographics of the area are strong with 102,482 people within a 10-mile radius, within 40,496 households and an average household income of \$84,576. Adding to the stability of the area is not only the residential population, but the 3,485 businesses and 38,238 employees within the same 10-mile radius.

## Local Map



Littlestown, PA

Georgetown Road

AVAILABLE  
5.82 AC



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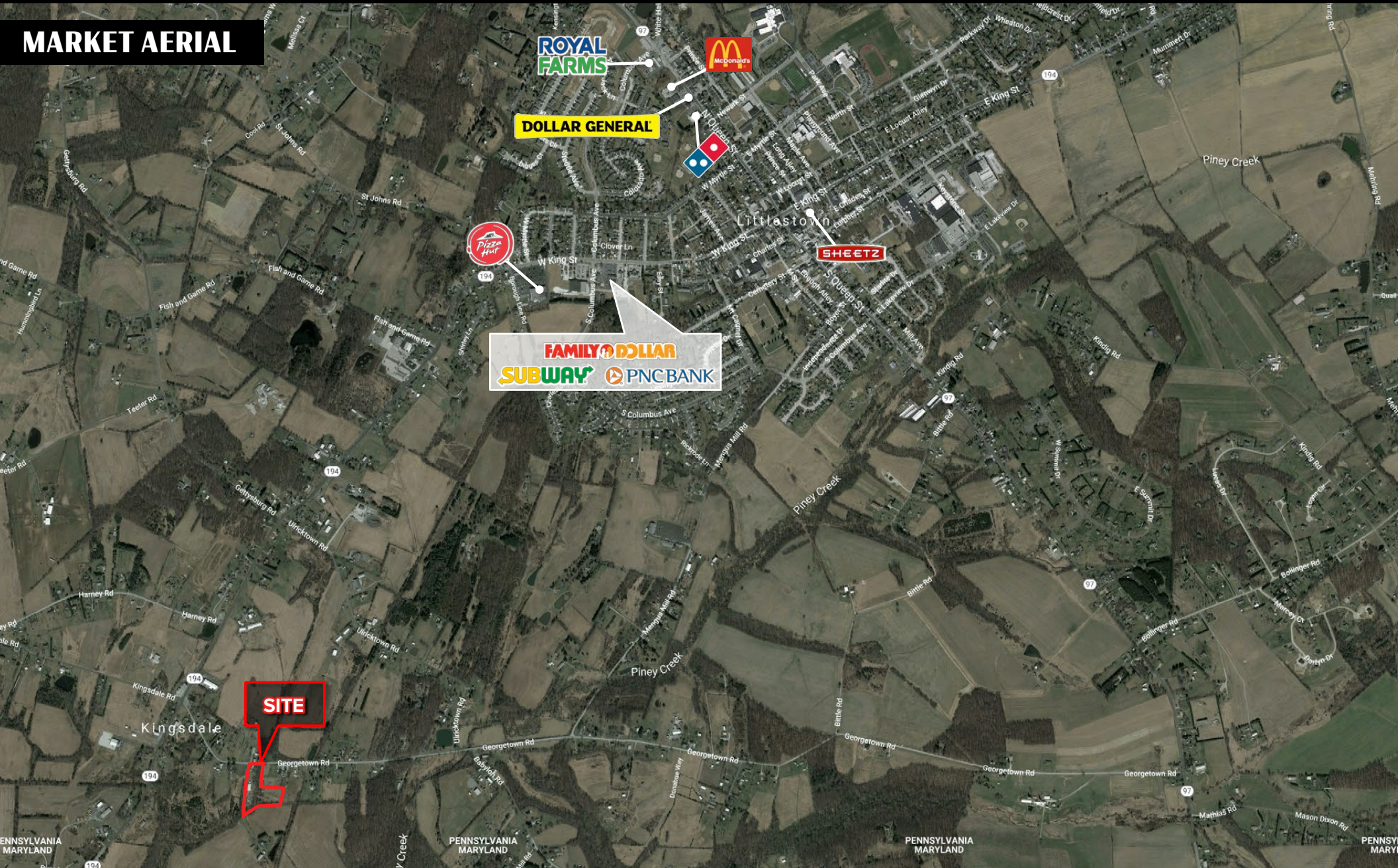


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## MARKET AERIAL



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