

# 1497 E. Main St | Waynesboro, PA 17268

± 13.49 Acres of Land Available

Available For Sale

## Property Overview

**1497 E. Main Street** offers a unique opportunity to purchase 13.49 acres of vacant land for a redevelopment opportunity in the heart of the Waynesboro, PA market. 1497 E. Main Street sits behind the area's Wayne Heights Mall, which is anchored by Tractor Supply Company, Dollar Tree and Rite Aid. This site presents a great opportunity for a multitude of uses including but not limited to: retail, medical, service-oriented users, or multi-family residential development. The site also benefits from having signalized access at the corner of Main St and N Welty Rd. The site presents the opportunity to join nearby retailers such as Tractor Supply Company, Walmart, Lowes, Dunkin, Advance Auto Parts, and more!

## Location

1497 E. Main Street is in the ever-growing market of Waynesboro, Pa. The vacant land is situated within close proximity to all of the major retailers within the market and a short drive to the Maryland border. Consumers can travel to nearby Hagerstown, Maryland within 25 minutes, as well as Chambersburg being only a 30 minute drive away. The State Route 16 corridor offers traffic generating retail including Walmart, Lowes, Tractor Supply Co, Dollar Tree, Dunkin Donuts, Martin's Food Markets, Wine & Spirits, and many others.

## Trade Area

Adding to the stability of this opportunity, 1497 E. Main St. shows a 20-minute drive time demographic of over 165,885 people with household income more than \$74,235 and day-time employment demographics equally as strong with 75,319. The demographics within a 10-mile radius include 69,272 people in 26,993 homes, a labor force of 20,316 with an average household income of \$77,364. The areas growth has increased over 8.4% since 2000 with over 4,394 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,940	32,084	44,590
TOTAL EMPLOYEES	7,462	9,836	11,606
AVERAGE HHI	\$73,221	\$75,380	\$79,449
TOTAL HOUSEHOLDS	9,483	13,072	17,640



TRAFFIC COUNTS: **E. Main Street** - ±20,000 VPD

**BLAKE SHAFFER | ABE KHAN | CALE BRUSO**  
**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
www.bennettwilliams.com

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  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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NETWORK



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## MARKET AERIAL



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