

11973 Buchanan Trail | Waynesboro, PA 17268

± 2,888 SF Retail Space Available

Available For Sale

Property Overview

11973 Buchanan Trail E, is a former bank, which sits on the market's main retail corridor. The +/- 2,888 square foot building sits on a +/- 40,000 square foot parcel. It includes a drive-thru, ample parking, and pylon signage. FF&E not included.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,606	30,230	41,584
TOTAL EMPLOYEES	4,115	8,676	11,264
AVERAGE HHI	\$84,022	\$74,612	\$79,559
TOTAL HOUSEHOLDS	5,861	12,357	16,585

TRAFFIC COUNTS: **Buchanan (PA 16)** - ±19,000 VPD



Nearby: Walmart ✱ Lowe's verizon ✓ SHEETZ



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Location

This opportunity is ideally located with two access points on Buchanan Trail E., which is the market's main travel artery and retail corridor. Retailers that you will find along this way include Lowe's, Walmart, Starbucks, and Dollar Tree, just to name a few. Waynesboro Hospital (+/- 500 employees) is also right down the street.

Trade Area

Demographics are strong with 72,508 households within a 10-mile radius. They have an average household income of \$86,969. The strong daytime population is attributed to the 17,633 employees in the area, along with the residential population that surrounds the site.



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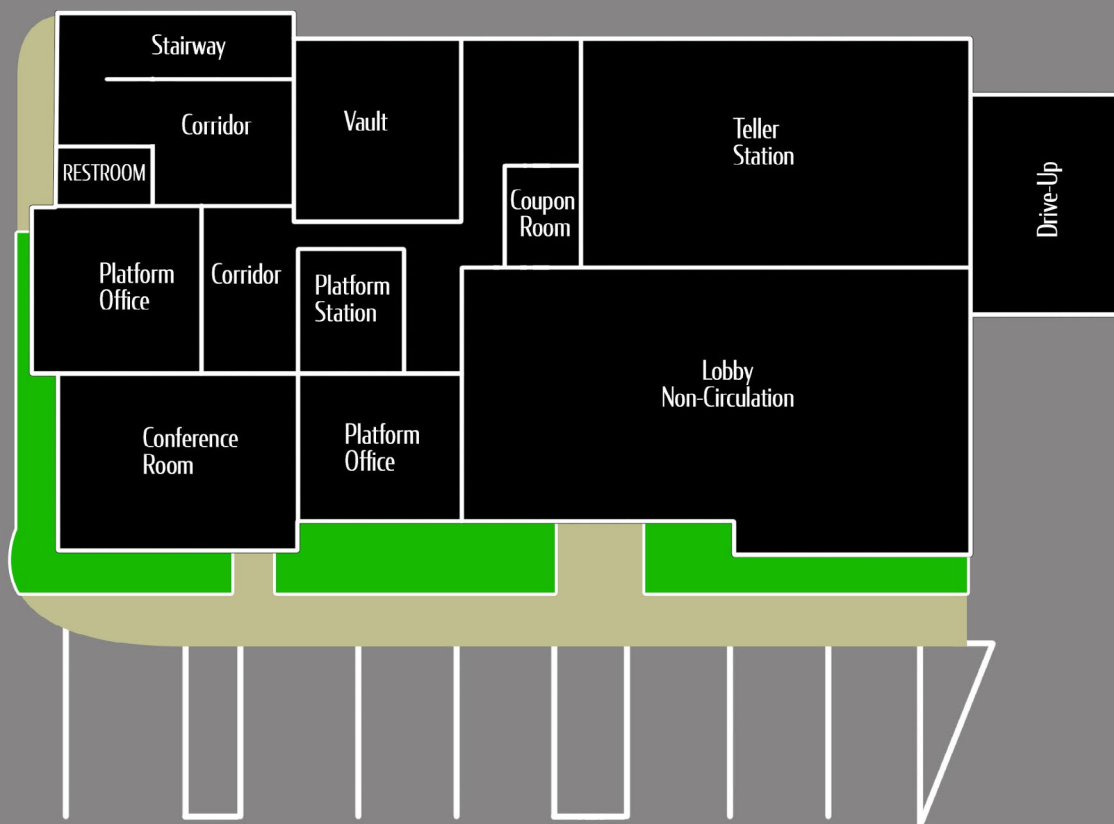
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SITE PLAN



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MARKET AERIAL



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