

± 1.04 AC

Junction Motel+Diner

FOR SALE

709 Lincoln Way E | McConnellsburg, PA 17233



Overview

709 Lincoln Way E is an established motel and diner located in McConnellsburg, PA. The property is for sale as an investment opportunity and sits on +/- 1.04 acres of land. It has great frontage and exposure to the market's main corridor. The property has ample parking, pylon signage and great access to Lincoln Way E.

Nearby:

FAMILY DOLLAR. Save *a lot*

True Value. **SHEETZ**

BLAKE SHAFFER | ASHLEE LEHMAN | 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

Bennett WILLIAMS
 RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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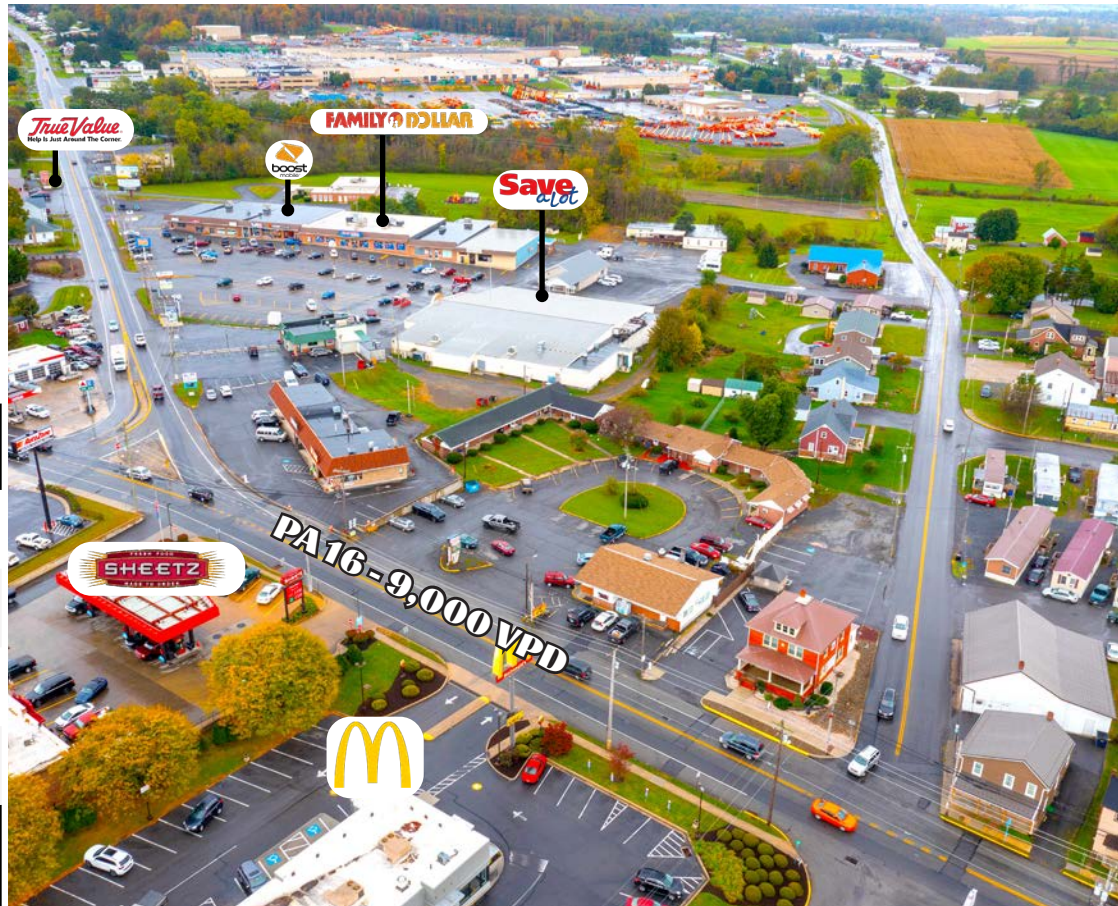
Available For Sale

Location

709 Lincoln Way E is ideally located in the heart of the market's retail hub. National Retailers nearby include True Value, Family Dollar, Save A Lot, and Sheetz, just to name a few. The site is also just minutes from the Rt 30 interchange, which is the main travel artery to Chambersburg, Gettysburg, and York, to Lancaster, PA.

Trade Area

This site will service following towns within roughly a 10-mile radius and 20-minute drive time. The demographics within this radius are strong with 17,305 people living within 7,061 households. The average household income is \$70,094, which is roughly \$20,000 above the national average. Adding the stability of 709 Lincoln Way E isn't just the residential population, but also the 524 businesses and 4,982 employees.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	3,361	5,726	8,998
TOTAL EMPLOYEES	2,286	2,479	2,956
AVERAGE HHI	\$60,500	\$63,383	\$63,051
TOTAL HOUSEHOLDS	1,527	2,488	3,793

TRAFFIC COUNTS: **Lincoln Way (PA 16)** - ±9,000 VPD

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SITE PLAN



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MARKET AERIAL



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