



**4005 PHILADELPHIA AVE**  
**CHAMBERSBURG, PA | 17202**

4005 Philadelphia Avenue is an 11.76-acre vacant parcel in Chambersburg, PA. The zoning for parcels 1, 2, & 3 are Highway Commercial & parcel 4 is zoned Light Industrial. The property is located on the corner of the highly traveled, signalized intersection of Philadelphia Avenue and PA 433, with access to public water and sewer. This site would be a great opportunity for a variety of development projects, such as a multi-family, warehouse, gas station, or other retail.



Abe Khan | Francesco Conigliaro | Brad Rohrbaugh | Chad Stine  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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CHAMBERSBURG, PA | 17202

±11.76 ACRES  
AVAILABLE FOR SALE

## LOCATION OVERVIEW

**4005 Philadelphia Avenue** is well positioned in the Chambersburg market. The project sits within minutes of a major interstate highway, I-81 (61,232 VPD), and major retail destinations such as Chambersburg Plaza, Chambersburg Square, and Chambersburg Crossing, among others, which pulls traffic from multiple market points to the area. The property is surrounded by a long list of industrial companies such as Cargil Feed Mill, Volvo Construction Equipment Service, Global Harvest Group, Applegate Insulation, and Signature Companies, to name a few.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,435	45,291	66,771
TOTAL EMPLOYEES	6,943	19,172	24,498
AVERAGE HHI	\$111,043	\$102,947	\$103,166
TOTAL HOUSEHOLDS	5,700	18,600	27,196
TRAFFIC COUNTS: <b>PHILADELPHIA AVE</b> ±13,000 VPD			



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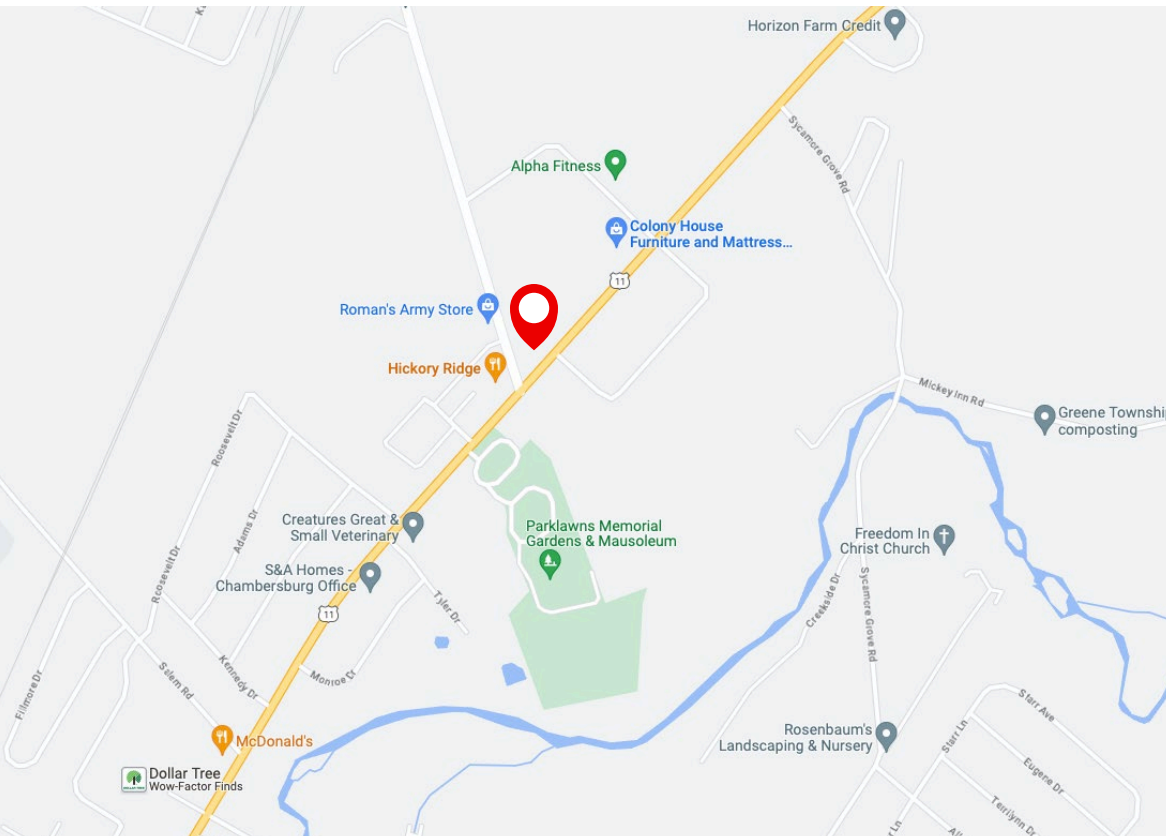


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## TRADE AREA DESCRIPTION

Adding to the stability of the project, 4005 Philadelphia Ave shows a 20-minute drive time demographic of over 142,716 people with household income more than \$67,071 and daytime employment demographics equally as strong with 60,557. The demographics with- in a 10-mile radius include 95,105 people in 37,825 homes, a labor force of 43,201 with an average household income of \$66,817. The areas growth has increased over 22.4% since 2000 with over 6,958 new homes.



## NEARBY

**KOHL'S**  
expect great things  
478.3K VISITS WITHIN 1 YEAR

**GIANT**  
1.1M VISITS WITHIN 1 YEAR

**Chick-fil-A**  
430.8K VISITS WITHIN 1 YEAR

**Target**  
1.5M VISITS WITHIN 1 YEAR



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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