



**SITE**

SUNSET PIKE  $\$5,000$

PHILADELPHIA AVE  $\$13,000$

**11.76 ACRES AVAILABLE FOR SALE**

**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.

# 4005 PHILADELPHIA AVE

CHAMBERSBURG, PA | 17202

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## 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: **PHILADELPHIA AVE** ±13,000 VPD



Francesco Conigliaro | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



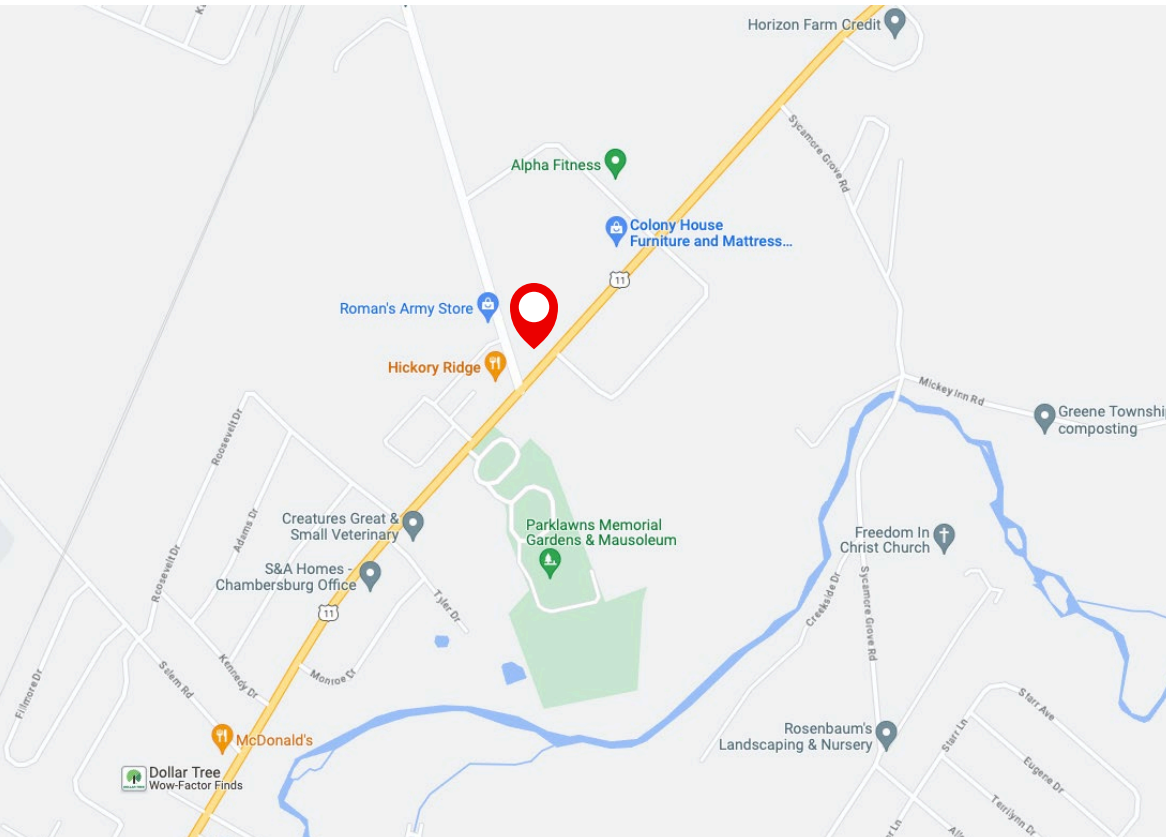
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## TRADE AREA DESCRIPTION

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



430.8K VISITS WITHIN 1 YEAR



1.5M VISITS WITHIN 1 YEAR



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

