

# FORT LOUDON, LAND

310 MULLEN ST • FORT LOUDON, PA • 17224

±11.5 ACRES

**FOR SALE**

# PROPERTY OVERVIEW

Exceptional Development opportunity on 11.5 acres of flat land. Public Water and Sewer onsite. This property sits on the busy corridor of Lincoln Way W. Fort Loudon, PA, is a small community in Franklin County known for its historical significance and proximity to major highways. It is approximately 14 miles from Chambersburg, PA, where most large retailers are located such as, Giant, Target, Staples, Five Below, Kohls, Walmart, Lowe's, Chick-Fil-A, and Chipotle. The subject property is conveniently situated on major highways, making travel easy and accessible. A direct route to Chambersburg and other nearby towns. Additionally, I-76 and I-81 are about 15 miles north and 15 miles east respectively, connecting Fort Loudon to Harrisburg, Pittsburgh, and Hagerstown Maryland. This strategic location ensures that residents and visitors can enjoy the charm of a small town while having quick access to major roadways. The property is not subject to any zoning restrictions. Any proposed development would be required to proceed through the applicable Land Development approval process in accordance with municipal requirements.



## POPULATION

5 MILE- 7,144  
10 MILE- 24,239  
15 MILE- 87,195



## EMPLOYEES

5 MILE- 2,119  
10 MILE- 5,029  
15 MILE- 27,702



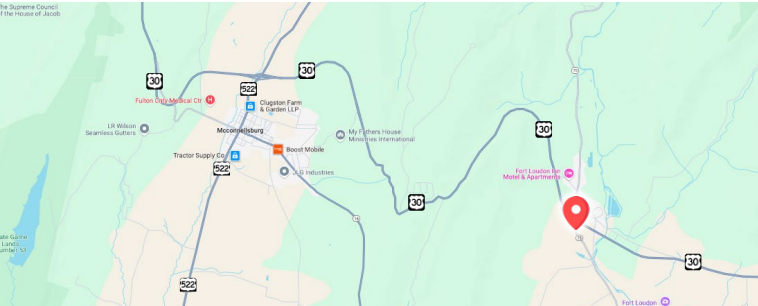
## AVERAGE HHI

5 MILE- \$95,115  
10 MILE- \$101,628  
15 MILE- \$101,793



## HOUSEHOLDS

5 MILE- 3,024  
10 MILE- 9,759  
15 MILE- 35,140



- I-76 (PA Turnpike) is 15 miles north on Rt. 75 directly in the middle of PA, so you can head east toward Harrisburg / Phila or west toward Pittsburgh and west.
- I-70 is 20 miles south.
- Cowans Gap State Park is 7 miles away and thousands of state game lands surround the area.
- McConnellsburg, PA is 8 miles west on Rt. 30 and home to JLG Industries (jlg.com) a major manufacturer in the area.



# MARKET OVERVIEW



DOLLAR GENERAL

MILKY WAY RESTAURANT

SITE

TOLEDO'S II PIZZA



# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

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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.

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.

