

5267 Philadelphia Avenue

Chambersburg, Pennsylvania 17202

Property Features

- +/- 1.52 Acre lot at the corner at the intersection of Route 11 and Route 997
- Property located across the street from Sheetz
- Proposed \$3,000,000.00 lane widening, re-striping, and signal upgrade at the intersection of Route 11 and Route 997
- Traffic Counts:
 - East on Route 11: 9,685
 - West on Route 11: 9,135
 - Route 997: 7,391/both directions



For more information:

Nik Sgagias

+1 717 761 5070 x154 • nsgagias@naicir.com

Niko Kranias

+1 717 761 5070 x121 • nkranias@naicir.com

For Lease

Land



Property Summary

Available SF: 1.52 Acres

Lease Rate: \$8,000 per month (NNN)

Lot Size: 1.52 Acres

APN #: 09-0C08B-030-000000,
09-0C08B-035-000000,
09-0C08B-036-000000

Zoning: HC: Highway
Commercial

Property Overview

Approximately +/- 1.52 Acre lot for lease at the intersection of Route 11 and Route 997. The site has great frontage and visibility on Route 11.

Location Overview

Located at the traffic controlled intersection of Route 11 and Route 997 in Chambersburg, PA.

For Lease

Land

Site Information

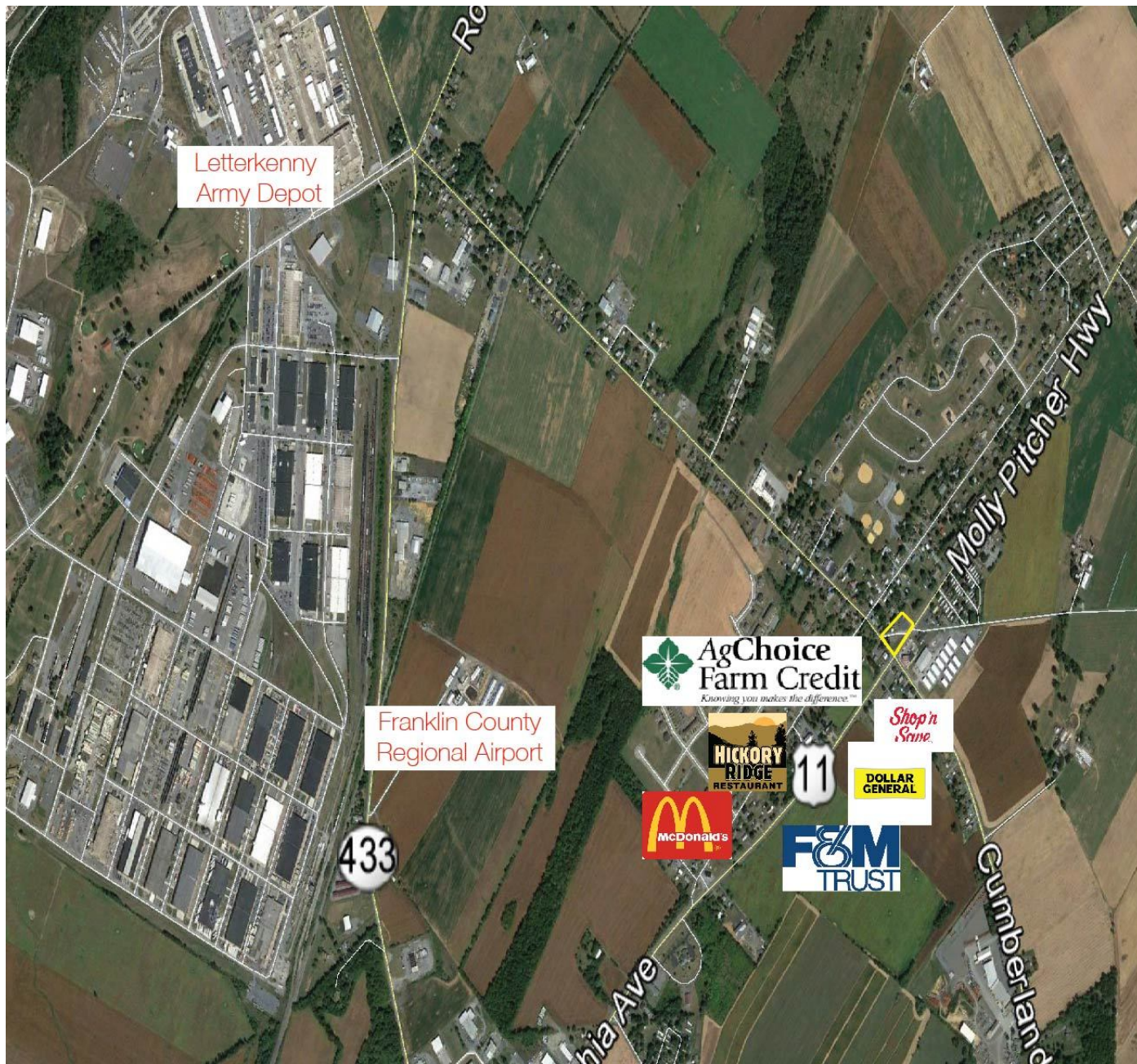
PROPERTY ADDRESS:	5267 Philadelphia Avenue , Chambersburg, PA 17202
APN:	09-0C08B-030-000000, 09-0C08B-035-000000, 09-0C08B-036-000000
TOWNSHIP:	Greene
ZONING DESCRIPTION:	HC: Highway Commercial
EXTERIOR DESCRIPTION:	
GAS/PROPANE:	Available
SITE DESCRIPTION:	
UTILITIES DESCRIPTION	

Lease Information:

SPACE SIZE:	1.52 Acres
MIN DIVISIBLE:	66,211 SF
MAX DIVISIBLE:	66,211 SF
LEASE RATE:	\$8,000 per month
LEASE TYPE:	NNN
TAXES/ANNUAL:	\$6,619.74
LEASE TERMS:	60 months
SECURITY DEPOSIT:	-

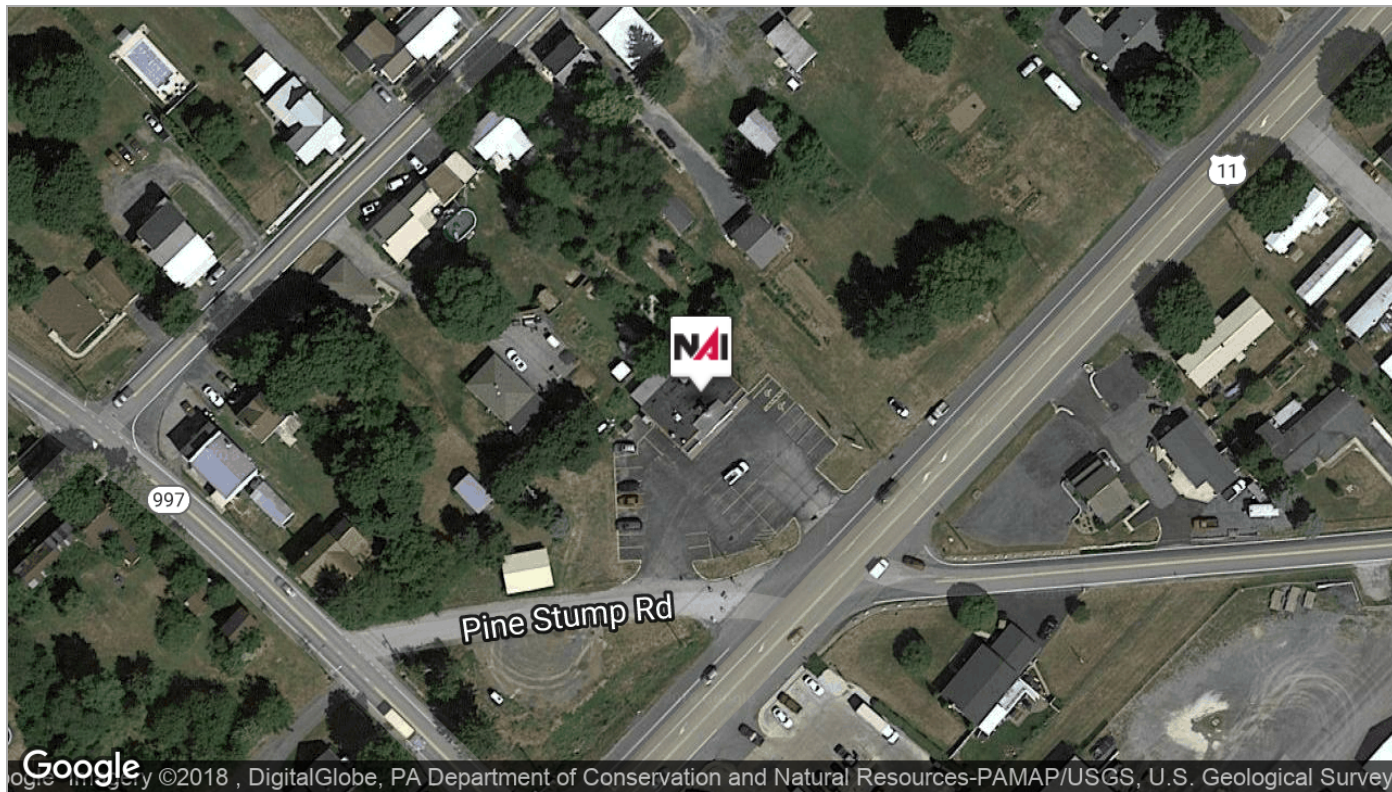
For Lease

Land



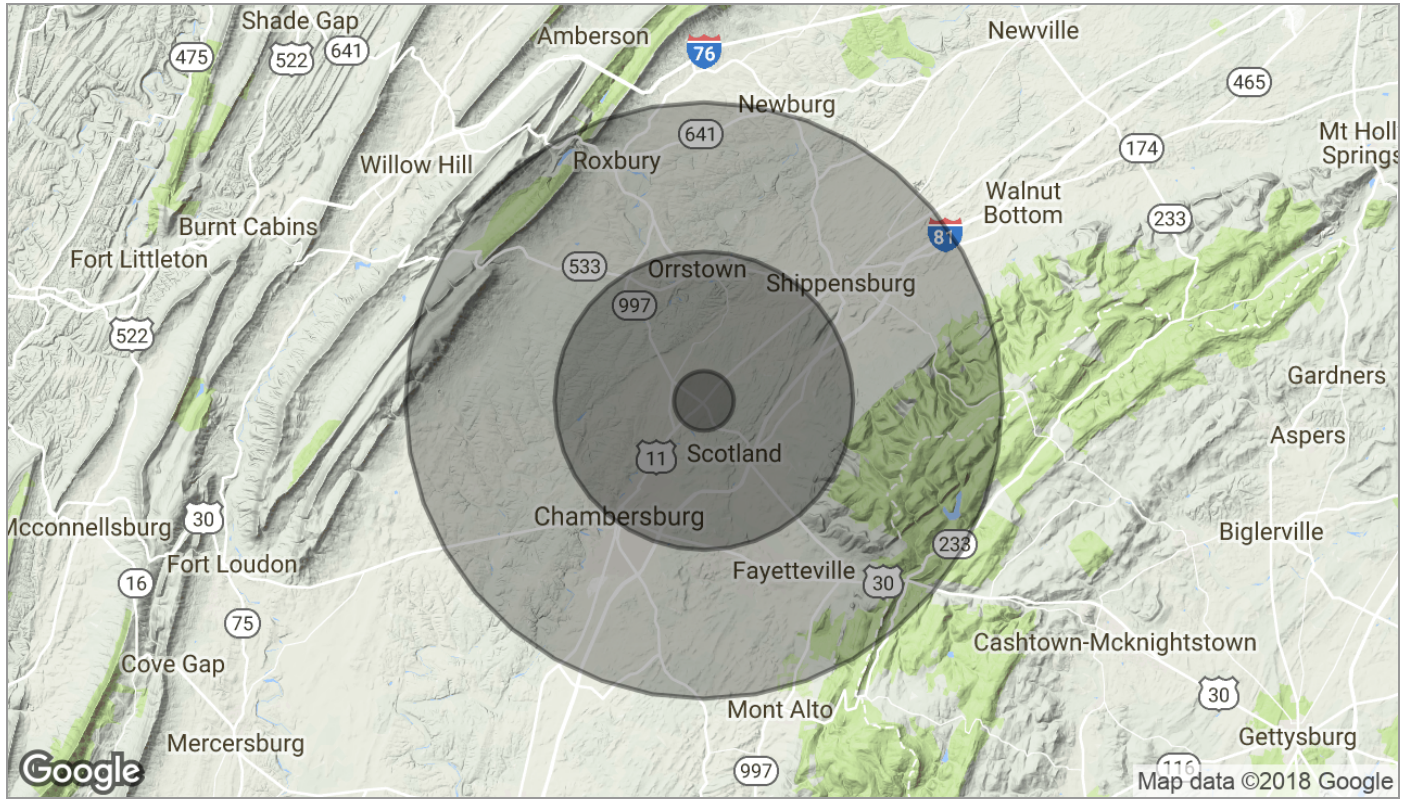
For Lease

Land



For Lease

Land



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,159	30,788	98,649
MEDIAN AGE	39.3	38.7	37.8
MEDIAN AGE (MALE)	37.9	38.0	36.6
MEDIAN AGE (FEMALE)	41.9	39.4	39.2
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	442	12,103	38,813
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$63,507	\$60,820	\$58,819
AVERAGE HOUSE VALUE		\$173,619	\$169,663
Race	1 Mile	5 Miles	10 Miles
% WHITE	93.8%	93.1%	91.4%
% BLACK	2.5%	3.4%	4.4%
% ASIAN	0.2%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.4%	0.8%	1.4%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	3.1%	5.9%	6.6%

* Demographic data derived from 2010 US Census