

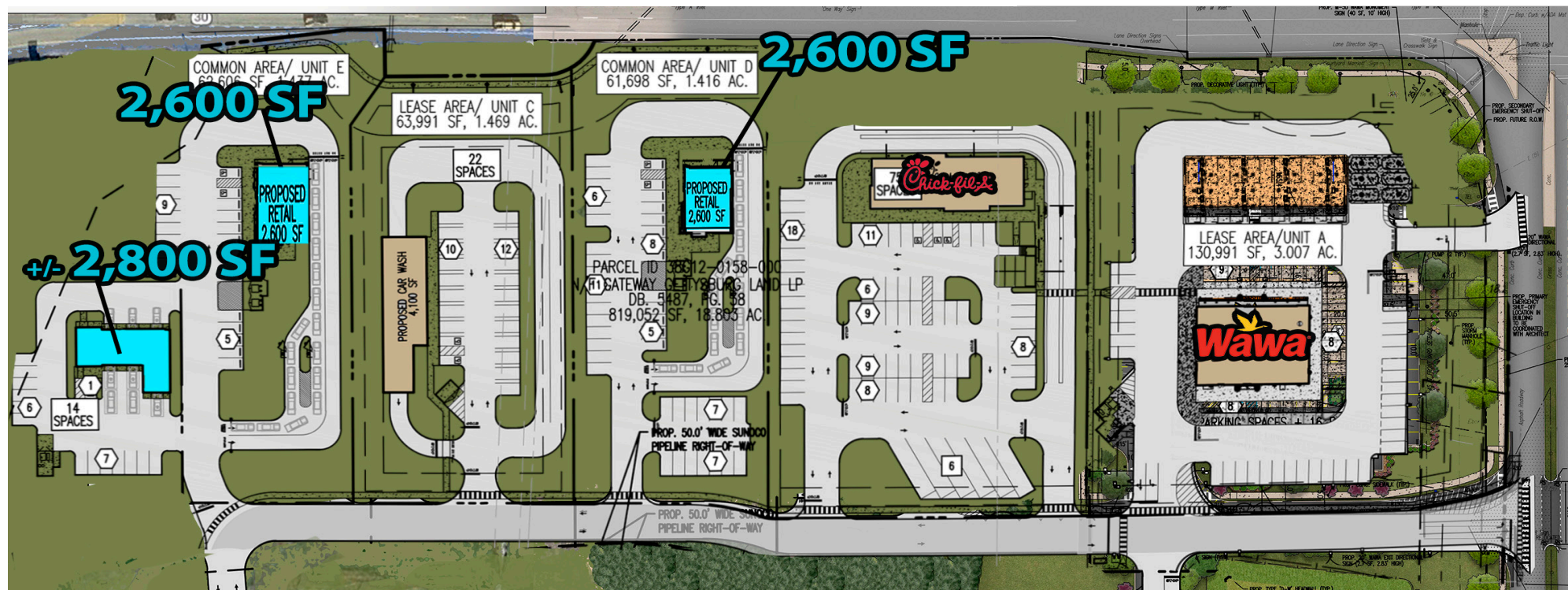


PARAMOUNT REALTY

FOR SALE/LEASE

Route 30 & Gateway Blvd. Gettysburg, PA 17325

ADAMS COUNTY



- 2,600 SF TO 7,940 SF PROPOSED RETAIL - WAWA construction starting Aug 2026
- Located on at a signalized intersection on Route 30 and Gateway Blvd, near Route 15, the site provides a high visibility opportunity for a retail, medical or restaurant user
- National retailers in the area include Walmart, Starbucks, Giant, Dollar Tree, and Tractor Supply
- Gettysburg College located nearby with approximately 2,600 students

DEMOGRAPHICS	5 Mile	10 Mile	15 Mile
Population	25,665	75,309	179,695
Average HH Income	\$105,877	\$103,056	\$103,717
Households	9,425	29,349	70,093
Total Employees	11,409	23,213	55,560

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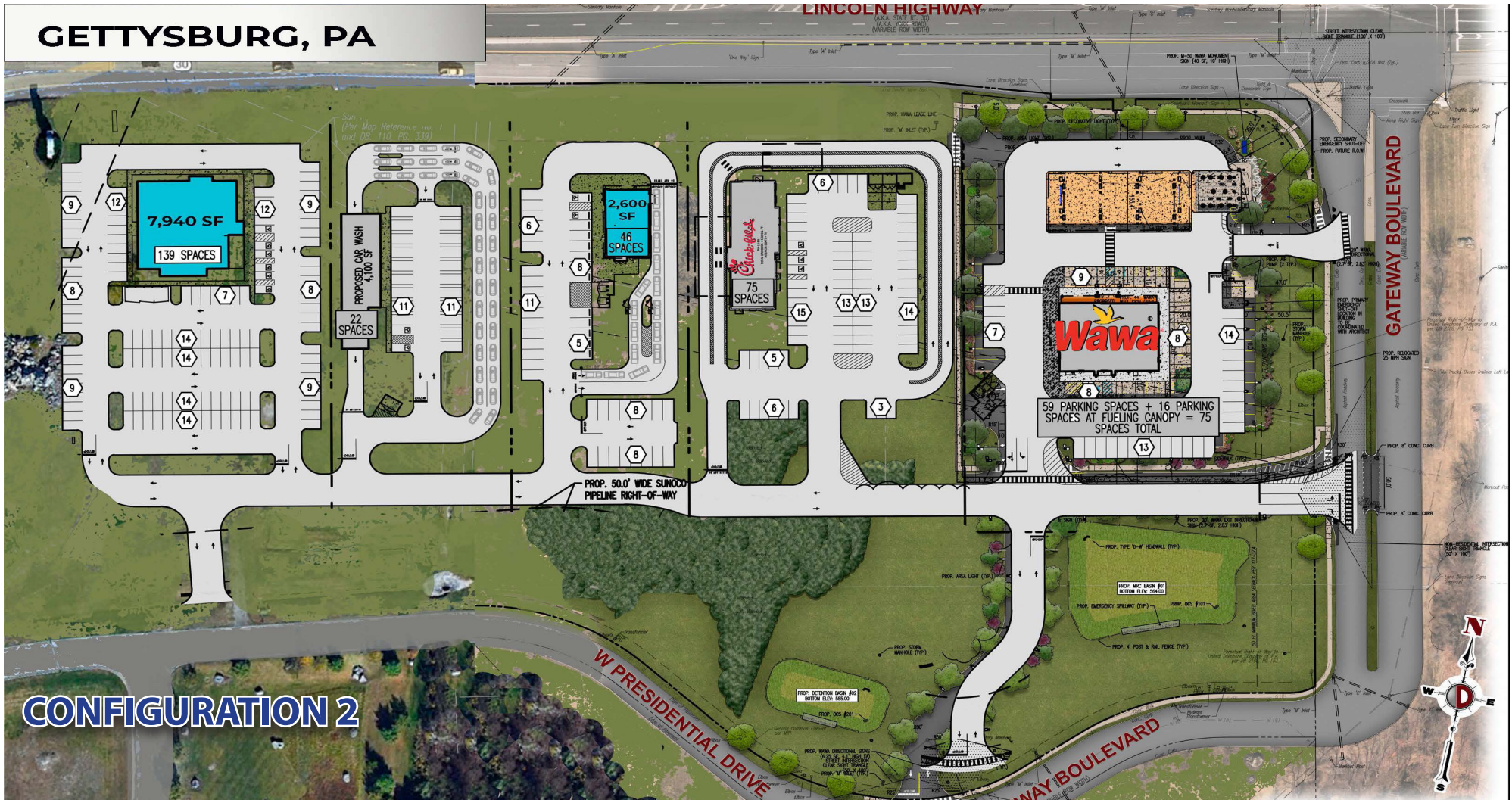


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GETTYSBURG, PA



CONFIGURATION 2

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1. 223 APPROVED UNITS NEXT TO GIANT SHOPPING CENTER AT ROUTE 30 NEAR NATURAL SPRINGS RD
2. 96 APPROVED MULTIFAMILY UNITS AT ROUTE 30 & SHEALER ROAD IN GETTYSBURG
3. 270 UNITS PROPOSED AT ROUTE 30 & HERRS RIDGE RD IN CUMBERLAND

GETTYSBURG, PA