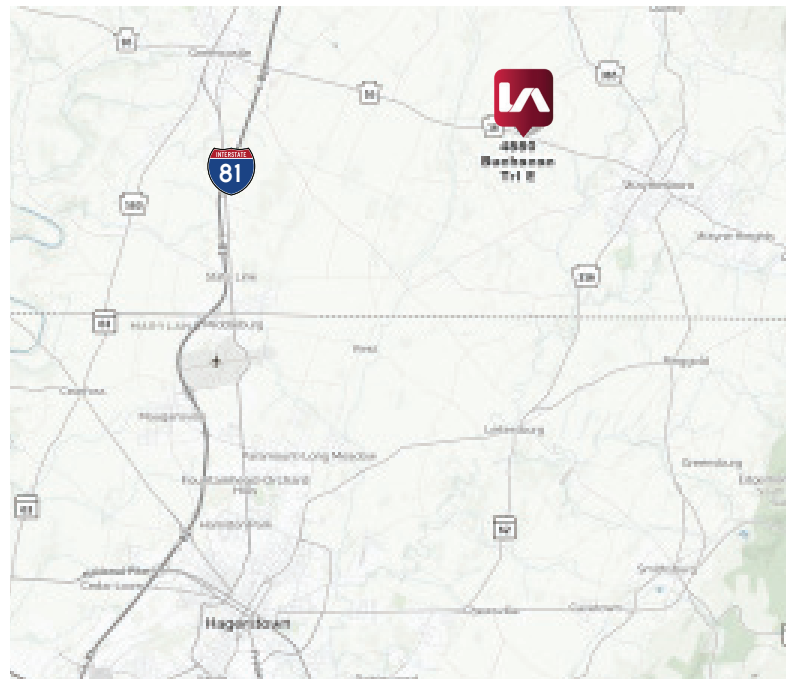


**4880 BUCHANAN TRAIL E**  
 WASHINGTON TOWNSHIP, PA 17268



**FEATURES:**

- 25,000 - 50,000 SF Land Lease Available
- Utilities on-site
- Zoned Commercial
- Possible uses:
  - Car Wash
  - Convenience Store
  - Drug Store
  - Fast Food
  - Small Retail
  - ATM



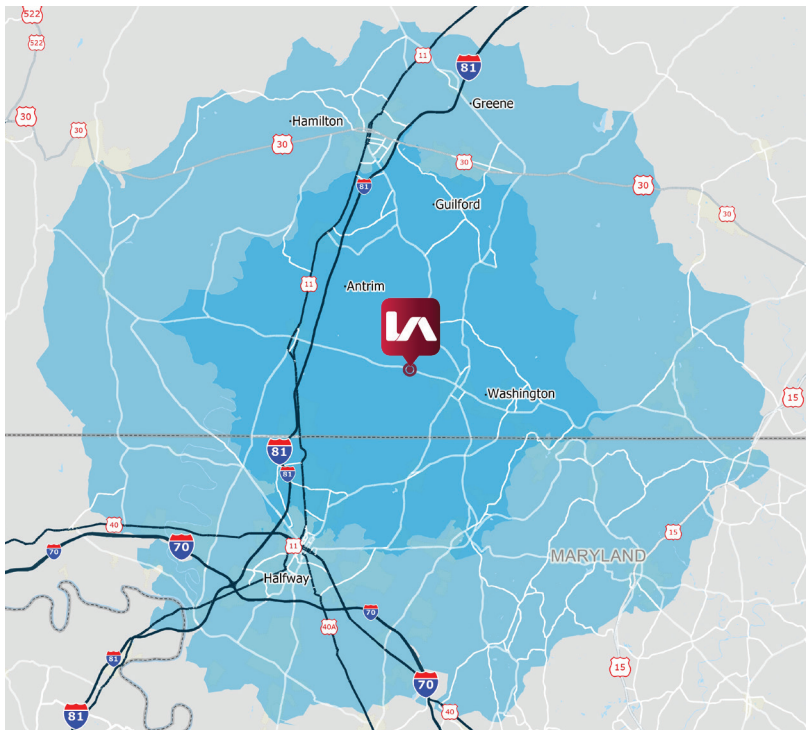
Joel Kreider, SIOR  
 jkreider@lee-associates.com  
 D 717.208.8647

Ed Skonecki  
 eskonecki@lee-associates.com  
 D 717.562.0901

Bradley Swidler  
 bswidler@lee-associates.com  
 D 717.208.8669

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**4880 BUCHANAN TRAIL E**  
WASHINGTON TOWNSHIP, PA 17268



**DEMOGRAPHICS**

Drive-Time/Distance	20 Min	20 Mile
Population:	88,216	273,501
Workforce(18+):	68,110	213,035

Joel Kreider, SIOR  
jkreider@lee-associates.com  
D 717.208.8647

Ed Skonecki  
eskonecki@lee-associates.com  
D 717.562.0901

Bradley Swidler  
bswidler@lee-associates.com  
D 717.208.8669

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.