

LAND
FOR SALE


SUNSET BOULEVARD WEST
CHAMBERSBURG, PA 17202



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SUNSET BOULEVARD WEST

PROPERTY DETAILS

FOR SALE
\$450,000

OFFERING SUMMARY

Sale Price	\$450,000
Lot Size	3.17 Acres

PROPERTY SUMMARY

Address	Sunset Boulevard West Chambersburg, PA 17202
Municipality	Greene Township
County	Franklin County
Tax Parcel #	09-0C07.-171.-000000
Taxes	See Page 3

PROPERTY DESCRIPTION

Now available for sale is 3.17 acres of Light Industrial land. Located along Sunset Blvd which is right off of Philadelphia Avenue (Route 11). Located along the truck route from I-81 and Letterkenny.

LOCATION DESCRIPTION

Well-positioned land located two (2) miles from Letterkenny Army Depot and Letterkenny Business Park, four (4) miles from I-81, and four (4) miles North of Chambersburg on Route 11 (Philadelphia Avenue). Letterkenny Army Depot is the 2nd largest employer in Cumberland County with more than 1,600 employees.

PROPERTY HIGHLIGHTS

- 3.17 AC available for sale
- Located two (2) miles from Letterkenny Army Depot and Letterkenny Business Park
- Four (4) miles off Interstate I-81 along major truck route
- Average Daily Traffic: 14,580 VPD Route 11

UTILITIES & ZONING


Zoning	Light Industrial
Water & Sewer	Public



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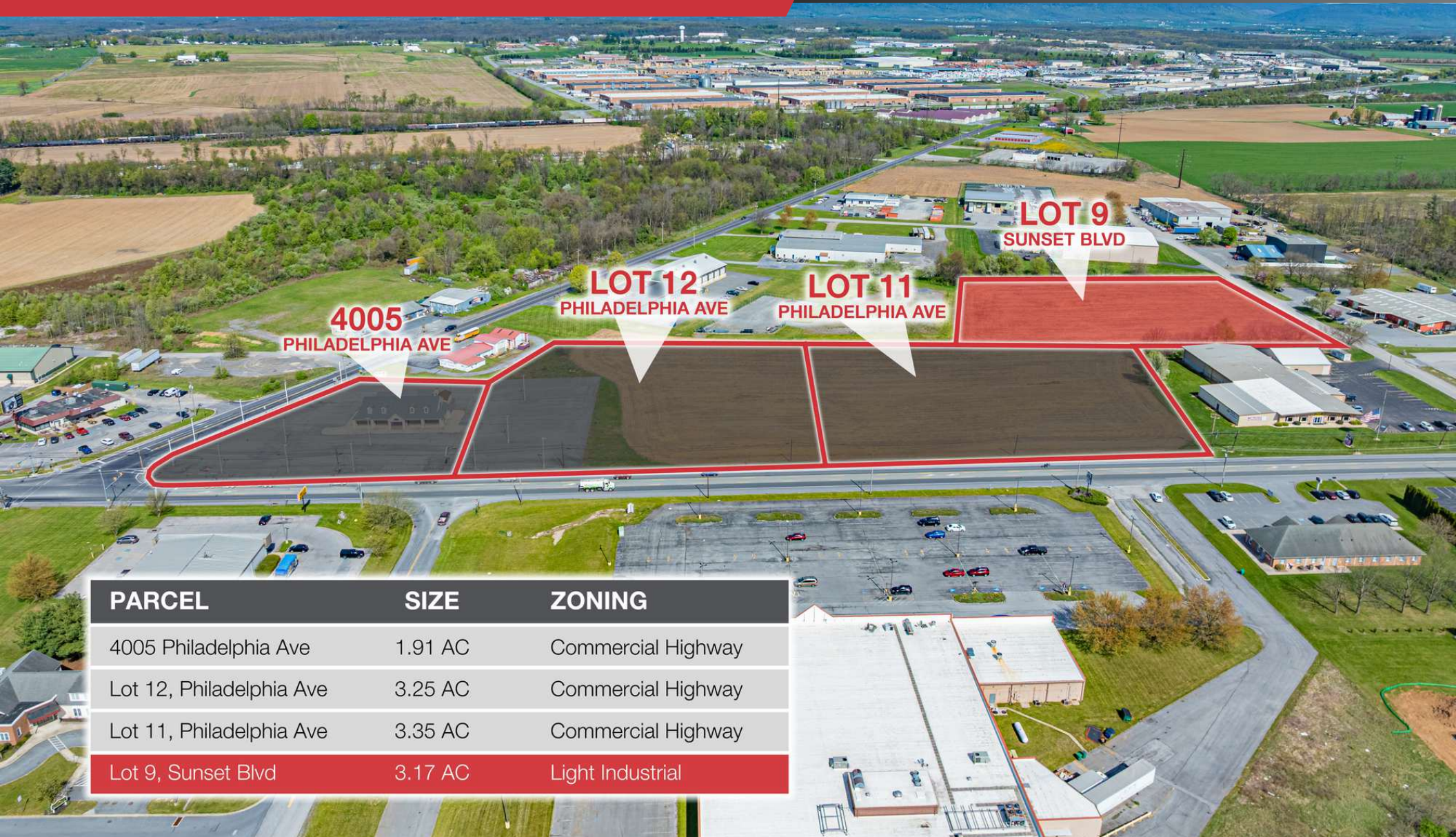
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ADDITIONAL PHOTOS

FOR SALE

\$450,000




PARCEL	SIZE	ZONING
4005 Philadelphia Ave	1.91 AC	Commercial Highway
Lot 12, Philadelphia Ave	3.25 AC	Commercial Highway
Lot 11, Philadelphia Ave	3.35 AC	Commercial Highway
Lot 9, Sunset Blvd	3.17 AC	Light Industrial

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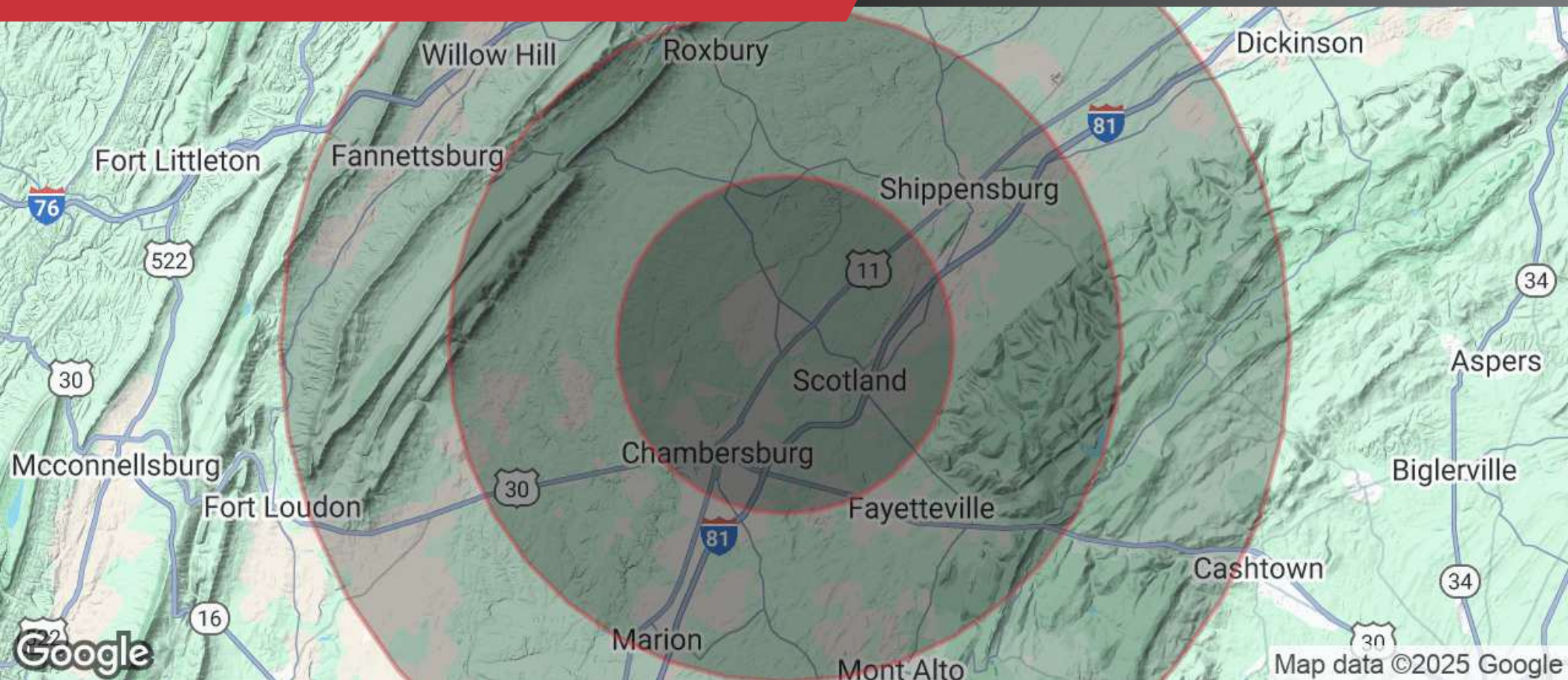
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SUNSET BOULEVARD WEST

DEMOGRAPHICS

FOR SALE
\$450,000



POPULATION

5 MILES	10 MILES	15 MILES
44,508	101,513	128,587



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
17,781	39,912	50,229



INCOME

5 MILES	10 MILES	15 MILES
\$95,243	\$91,333	\$91,639

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