

RETAIL PROPERTY
FOR LEASE


4005 PHILADELPHIA AVENUE
CHAMBERSBURG, PA 17202



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 1015 Mumma Road
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4005 PHILADELPHIA AVENUE

PROPERTY DETAILS

FOR LEASE

\$12,000.00 PER MONTH (NNN)

OFFERING SUMMARY

Lease Rate	\$12,000.00 per month (NNN)
Lot Size	1.92 Acres
Building Size	6,000 +/- SF

PROPERTY SUMMARY

Address	4005 Philadelphia Avenue Chambersburg, PA 17202
Municipality	Greene Township
County	Franklin County
Taxes	\$11,194.01
Tax Parcel #	09-0C07.-061.-000000

PROPERTY DESCRIPTION

Now available for lease! Built in 2002 for use as an auto dealership, this 6,000 ± SF building offers high-quality construction and a flexible layout. Subject property and adjacent parcels also available for sale. The facility includes showroom, office, and service areas designed for operational efficiency and customer convenience. A paved and lighted parking lot at a signalized intersection provides exceptional visibility and access. The building's durable construction and adaptable configuration make it an ideal fit for retail, service, or other commercial users seeking a turnkey facility.

LOCATION DESCRIPTION

Well-positioned retail site 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

- 1.92 AC available for lease with 6,000+/- SF building at signalized intersection
- 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	Commercial Highway
Water & Sewer	Public



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ADDITIONAL PHOTOS

FOR LEASE


\$12,000.00 PER MONTH (NNN)



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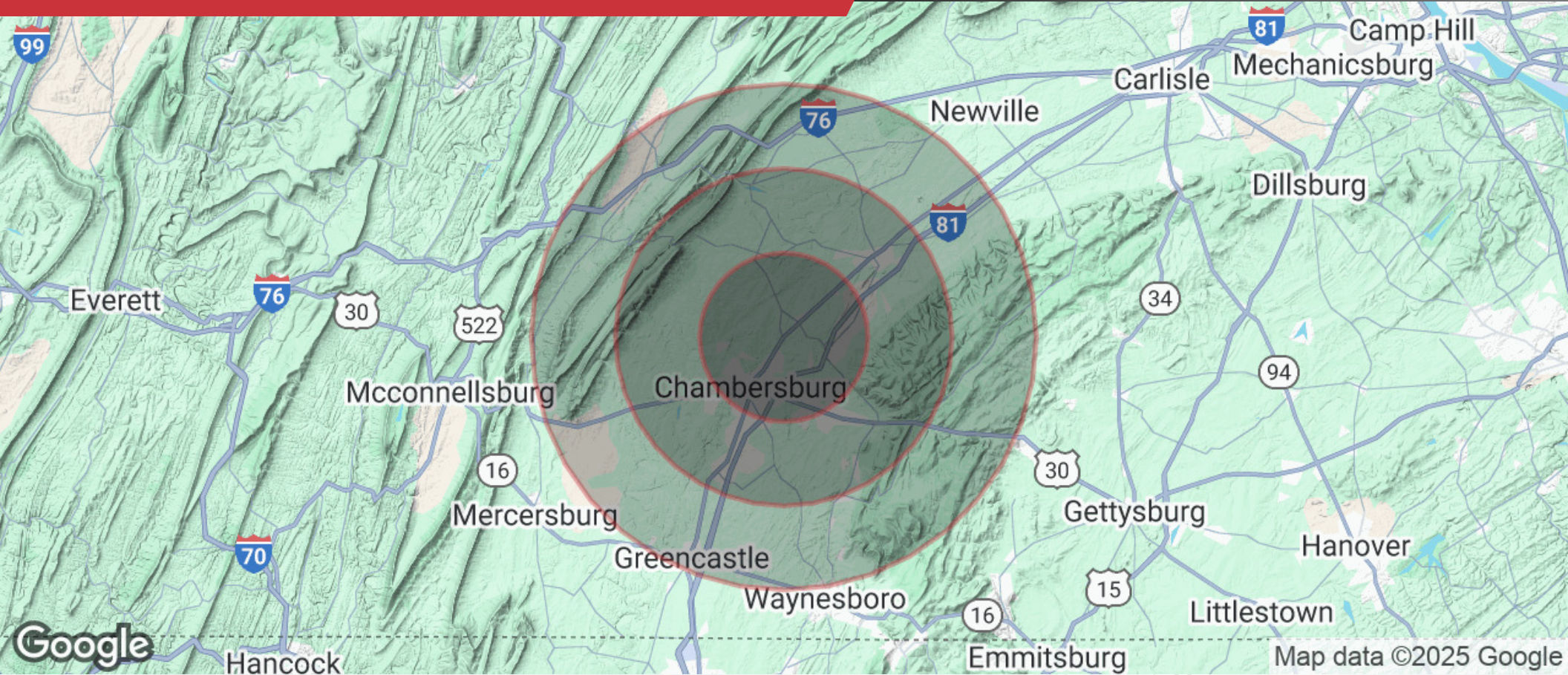
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DEMOGRAPHICS

FOR LEASE

\$12,000.00 PER MONTH (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
48,123	100,607	130,912



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,247	39,575	51,094




INCOME

5 MILES	10 MILES	15 MILES
\$93,368	\$91,354	\$91,727

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