

# LAND FOR SALE

3 SHEALER ROAD, RT. 30 (YORK ROAD) & RT. 15 (N/W/Q)  
GETTYSBURG, PA 17325



**James D. Ross**  
jross@naicir.com | 717 761 5070



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

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# 3 SHEALER ROAD, RT. 30 (YORK ROAD) & RT. 15 (N/W/Q)

## PROPERTY DETAILS

**FOR SALE**  
**\$5,500,000**

### OFFERING SUMMARY

<b>Sale Price</b>	\$5,500,000
<b>Lot Size</b>	58 Acres

### PROPERTY SUMMARY

<b>Address</b>	3 Shealer Road, Rt. 30 (York Road) & Rt. 15 (N/W/Q) Gettysburg, PA 17325
<b>Municipality</b>	Straban Township
<b>County</b>	Adams County
<b>Tax Parcel #</b>	38-G12-0047---000

### PROPERTY DESCRIPTION

58 acres of land available for sale at the intersection of Route 30 & Route 15 in Gettysburg, PA. Situated in a strong gateway commercial corridor with major box retailers and national restaurant chains.

Public utilities available now. This is likely the most desirable large commercial tract for development in the Gettysburg area. Excellent visibility and frontage on Rt. 15, York Rd. (Rt. 30) and Shealer Rd. One residence and miscellaneous outbuildings on property. A five lot subdivision for front pad site has been sold. (See attached plan.)

Subdivided lots sold for development - See attached plan.

Lot 1 - 2.157 acres  
Lot 2 - 1.486 acres  
Lot 3 - 1.457 acres  
Lot 4 - 1.903 acres  
Lot 5 - 1.622 acres

### PROPERTY HIGHLIGHTS

- 58 acres available in strong gateway commercial corridor
- Located at US Route 30 & US Route 15
- Minutes from Downtown Gettysburg & Gettysburg National Military Park
- Excellent visibility from US Route 15
- May be subdivided into two (2) - 3 acre parcels
- Average Daily Traffic Volume: 16,182 VPD both directions on US Route 30 (York Road)
- Average Daily Traffic Volume: 12,510 VPD North on US Route 15
- Average Daily Traffic Volume: 13,026 VPD South on US Route 15

### UTILITIES & ZONING

<b>Water &amp; Sewer</b>	Public available
<b>Zoning Description</b>	ECI (Commercial) with Historic District overlay & potential residential, data centers & warehouse overlay



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3 SHEALER ROAD, RT. 30 (YORK ROAD) & RT. 15 (N/W/Q)  
ADDITIONAL PHOTOS

FOR SALE  
\$5,500,000



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3 SHEALER ROAD, RT. 30 (YORK ROAD) & RT. 15 (N/W/Q)  
RETAIL MAP

FOR SALE  
\$5,500,000



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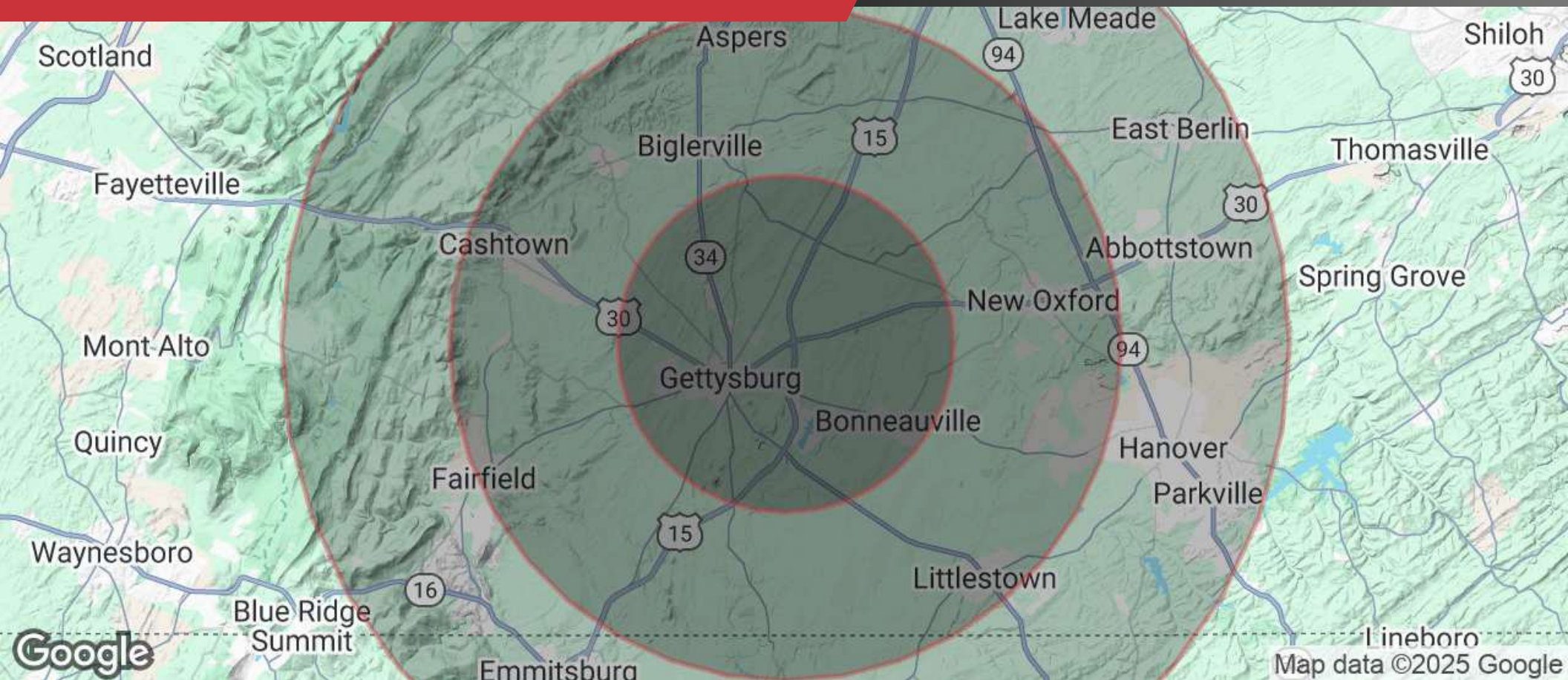
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3 SHEALER ROAD, RT. 30 (YORK ROAD) & RT. 15 (N/W/Q)  
DEMOGRAPHICS

FOR SALE  
\$5,500,000



POPULATION

5 MILES	10 MILES	15 MILES
25,204	68,346	167,431



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
9,154	26,251	65,135



INCOME

5 MILES	10 MILES	15 MILES
\$99,140	\$99,700	\$98,902

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