

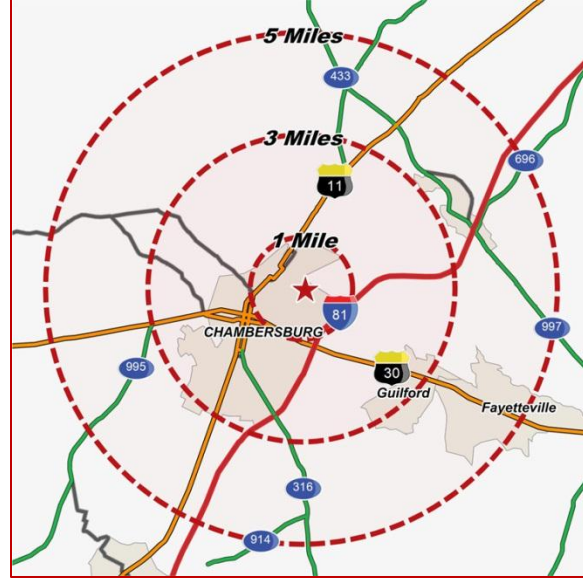
5TH AVENUE & NORLAND AVENUE

Total Acres: (+/-) 2.20 Acres

Chambersburg, PA 17201

Chambersburg Borough

5th Avenue & Norland Avenue



Zoned – (LM) – LIGHT MANUFACTURING

Public Water and Sewer

Building Setback Lines – Front = 75'
Side = 30'
Rear = 30'

Minimum Lot Width – None
Minimum Lot Size - None

5th Ave. & Norland Ave.

This site is a corner lot located at the signalized intersection of 5th Avenue and Norland Avenue, formally known as Lot 6A.

The lot offers +/- 2.20 Acres.

The property will be a sub-lease from Community Banks and/or assigns.

There is dynamic growth in the immediate area with new national retailers,
Office tenants and residential neighborhoods.

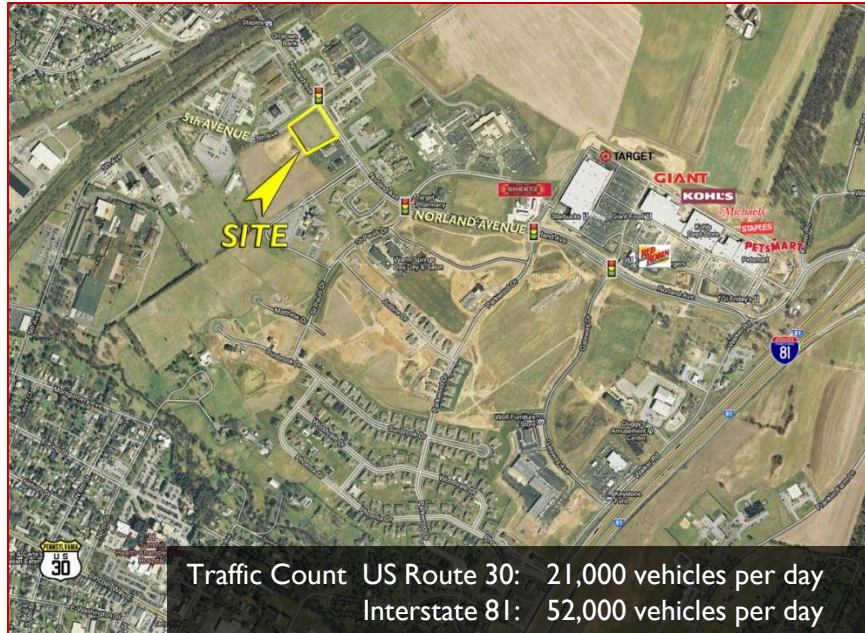
Property has a financial facility restriction.

Zoned: LM (Light Manufacturing)

*See reverse side for **site plan**

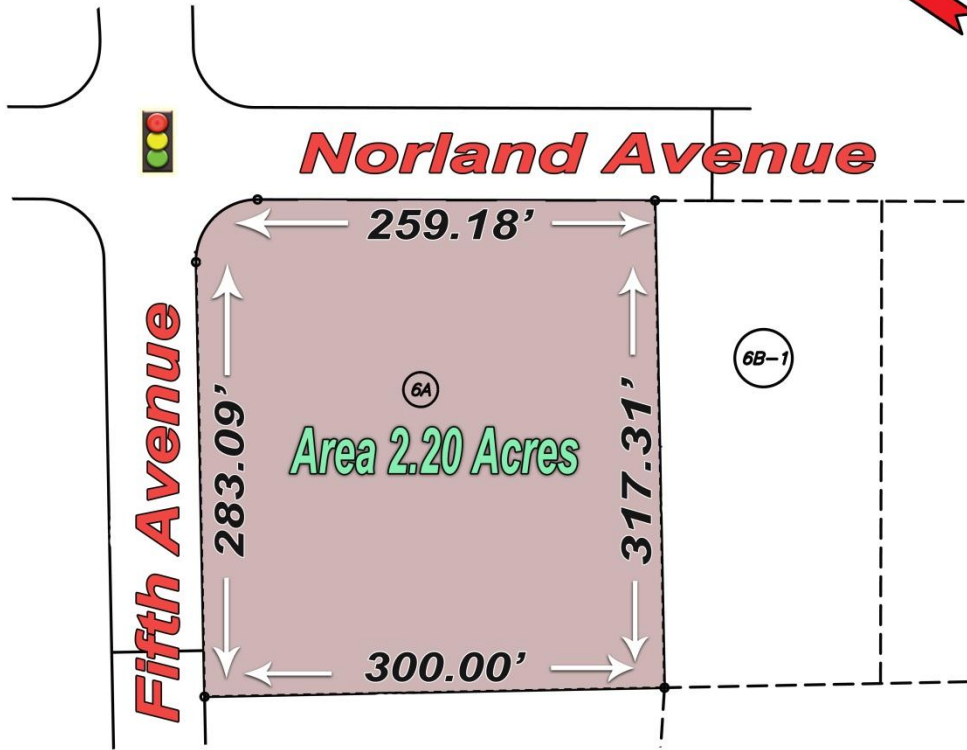
2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,972	31,197	46,887
Avg. HH Income	\$65,365	\$58,972	\$61,547
Daytime Population	6,948	23,748	28,689

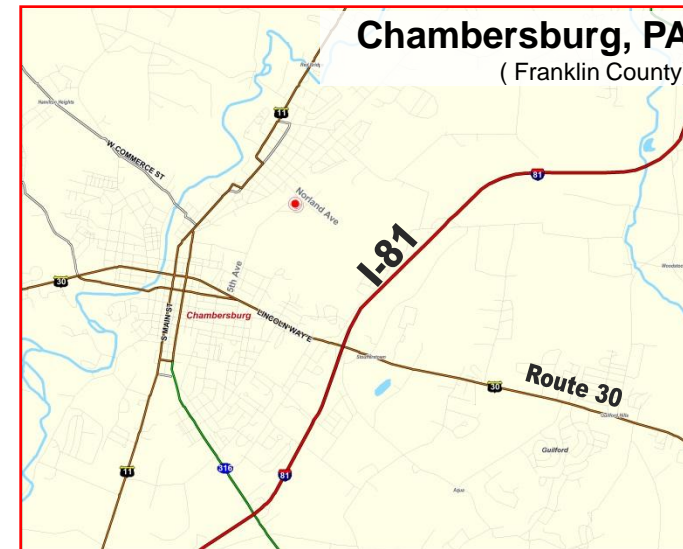


Traffic Count US Route 30: 21,000 vehicles per day
Interstate 81: 52,000 vehicles per day

For Lease ~ 2.20 acres 5th & Norland Avenues
"Sub-Lease" on initial term
Property is restricted from financial institutes.



Neighboring Properties



LMS
Commercial Real Estate

www.LMS-PMA.com

For additional information, please contact:
Donna Deerin Ward
ddeerin@lms-pma.com

The information herein (including all faxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.