

# Molly Pitcher Hwy

Greencastle, PA | 17225

*For Sale*



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	12,739	26,618	49,204
TOTAL EMPLOYEES	4,705	7,411	17,354
AVERAGE HHI	\$88,183	\$88,403	\$93,231
TOTAL HOUSEHOLDS	5,019	10,191	18,976

**TRAFFIC COUNTS:**  
 I-81 - ± 40,000 VPD | Molly Pitcher Hwy - ± 13,000 VPD



## Property Overview

Interstate commercial parcel of land consisting of approximately 42.97 acres located adjacent to Interstate 81 and Route 11 in Franklin County, Antrim Township, Greencastle, PA. Property is zoned Highway Commercial District. Natural gas on property, water and sewer nearby. Situated along I-81 in south-central Pennsylvania approximately 50 miles south of Harrisburg and 90 miles west of the Baltimore/Washington beltways, and within 24 hours of 50% of the North American population. Additionally, Franklin County's strategic location is convenient to attracting skilled workers from the Quad-State Region of Maryland, West Virginia, Virginia, and other counties in South Central, PA. Together, the region boasts a civilian labor force of more than 590,000 highly skilled and dependable workers within 40 miles of the heart of Franklin County. Franklin County is ideally located for growth and development.

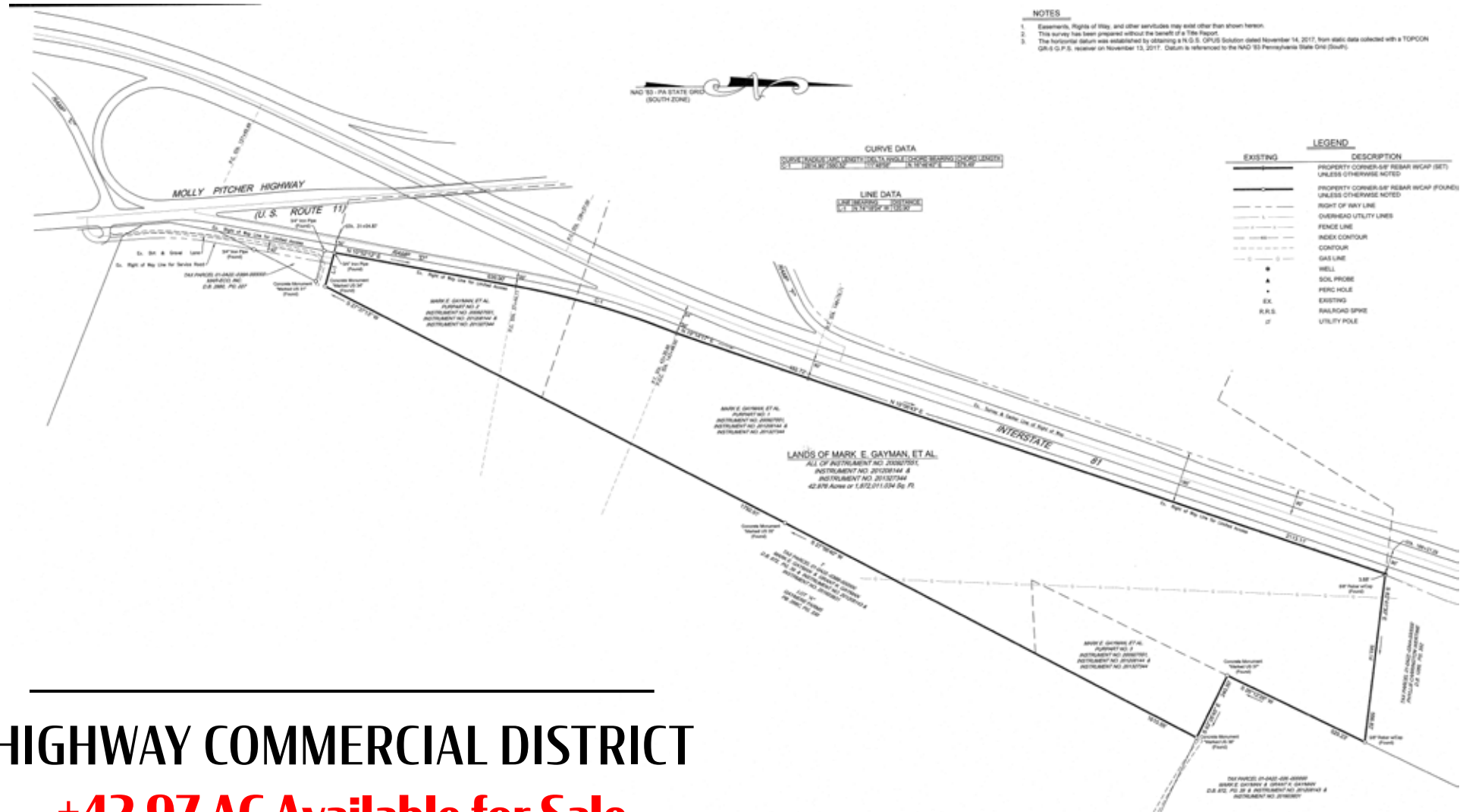
## Surrounding Retailers



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**HIGHWAY COMMERCIAL DISTRICT**  
**±42.97 AC Available for Sale**



Keith Kahlbaugh  
 For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## MARKET AERIAL



Greencastle Market Place

**MARTIN'S**  
FINE WINE & GOOD SPIRITS

goodwill

Hardee's

CVS  
pharmacy

Greencastle School District  
±3,000 Students

Blaise Alexander  
CHEVROLET OF GREENCASTLE

WELLSPAN  
HEALTH

SHEETZ

MASON-DIXON  
Public & Dealer  
AUTO AUCTION

DUNKIN'

AutoZone

TACO BELL

McDonald's

BURGER KING

SHEETZ

Comfort  
INN  
BY CHOICE HOTELS

Site



\*Google Map Aerials Do Not Accurently Display the Property at its Current State

# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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**Keith Kahlbaugh**

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