

FOR SALE
FOR LEASE

101 LINCOLN WAY WEST, McCONNELLSBURG, PA
TURNKEY OFFICE BUILDING AND RETAIL BANK SUITE



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OFFERING SUMMARY

Available SF for Lease Up to 25,584

Lease Rate Negotiable

Lease Type NNN

Building Size 25,584 SF

Sale Price \$1,450,000

APN 07-04-036; -037; -000; -099; -100; -101; -107

Zoning Commercial

Municipality McConnellsburg Borough

County Fulton County

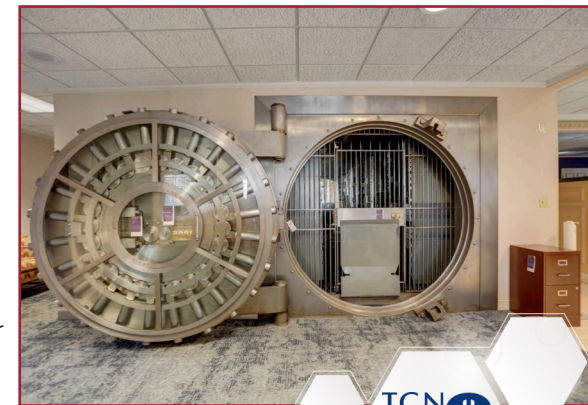


PROPERTY OVERVIEW

Turnkey office building and retail bank suite with modern infrastructure and amenities located on 1.22 AC in the heart of McConnellsburg. Well-maintained with an existing office layout, this property is perfect for those needing immediate occupancy. Situated on a prominent corner, the property offers exceptional visibility and ample parking, making it an attractive and convenient location for employees, clients, and visitors. Quality brick construction in a strategic location makes this facility versatile for any business's headquarters or regional operations center.

PROPERTY HIGHLIGHTS

- Located at intersection of Lincoln Way W & S 2nd St
- Available for immediate occupancy
- Near McConnellsburg High School and Giant Food Stores
- Easy Access to **30** & the Fulton County Medical Center
- Unlimited opportunities!



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LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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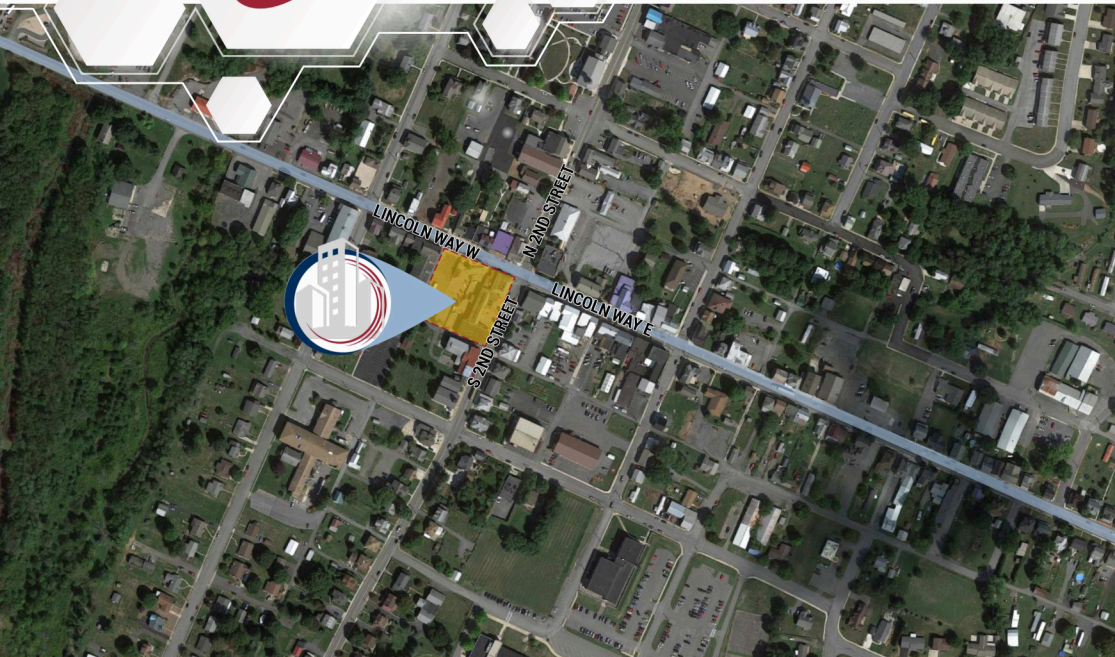
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MIXED-USE OPPORTUNITY

FOR SALE



PROPERTY DETAILS

Building Size	25,584 SF
Lot Size	1.22 AC
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	6+
Parking	31 Spaces
Year Built	Circa 1931, Improvements in 1994

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle / Rubber
HVAC	Electric HVAC
Sprinklers	No
Security	Yes
Signage	On Building: Face & Hanging

MARKET DETAILS

Cross Streets	Lincoln Way West & S 2 nd Street
Traffic Count at Intersection	12,278 ADT
Municipality	McConnellsburg Boro
County	Fulton County
Zoning	Commercial
Limitations	None

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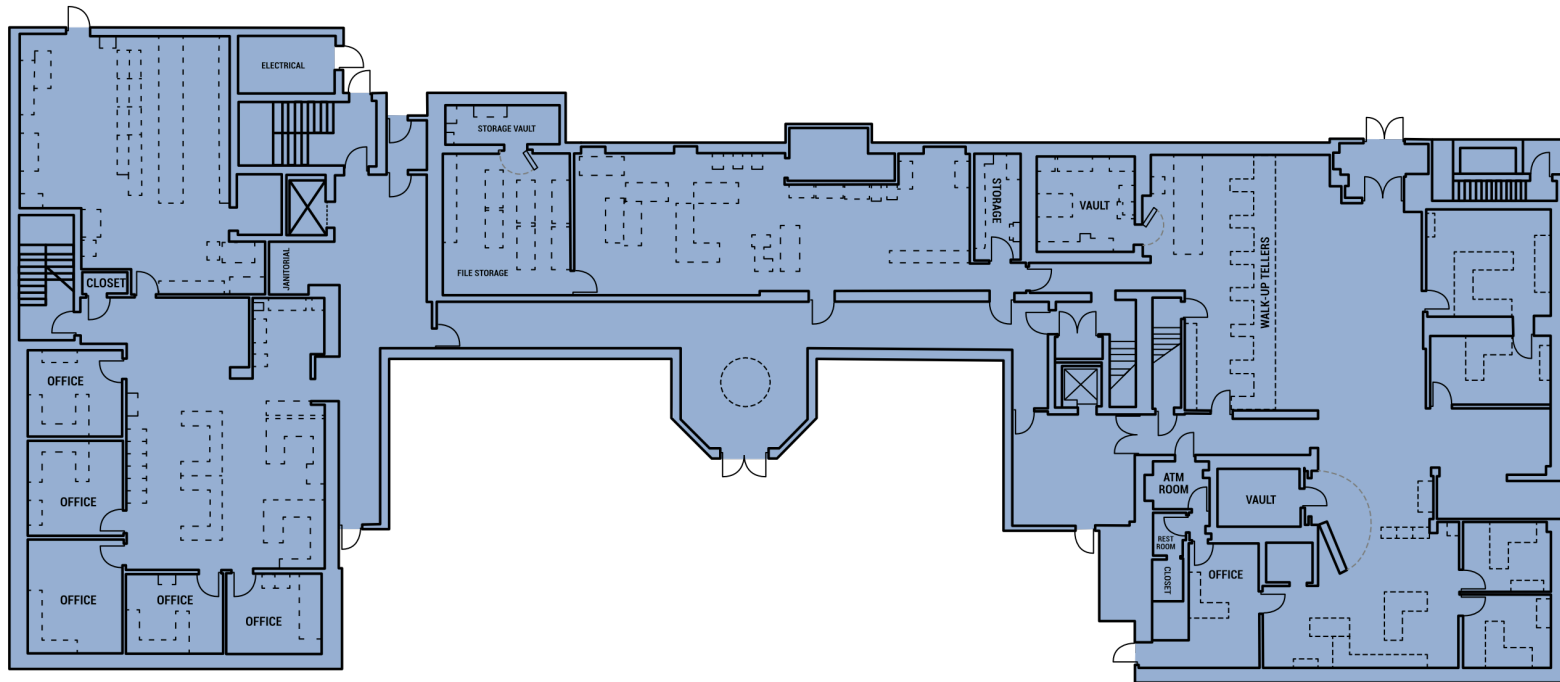
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FIRST FLOOR PLAN



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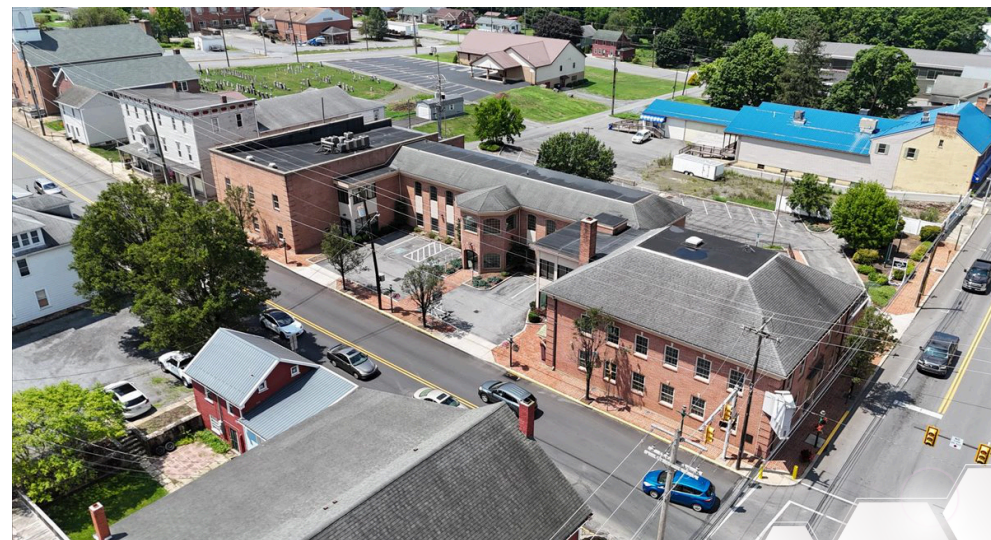
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ADDITIONAL PHOTOS



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TCN
WORLDWIDE
REAL ESTATE SERVICES

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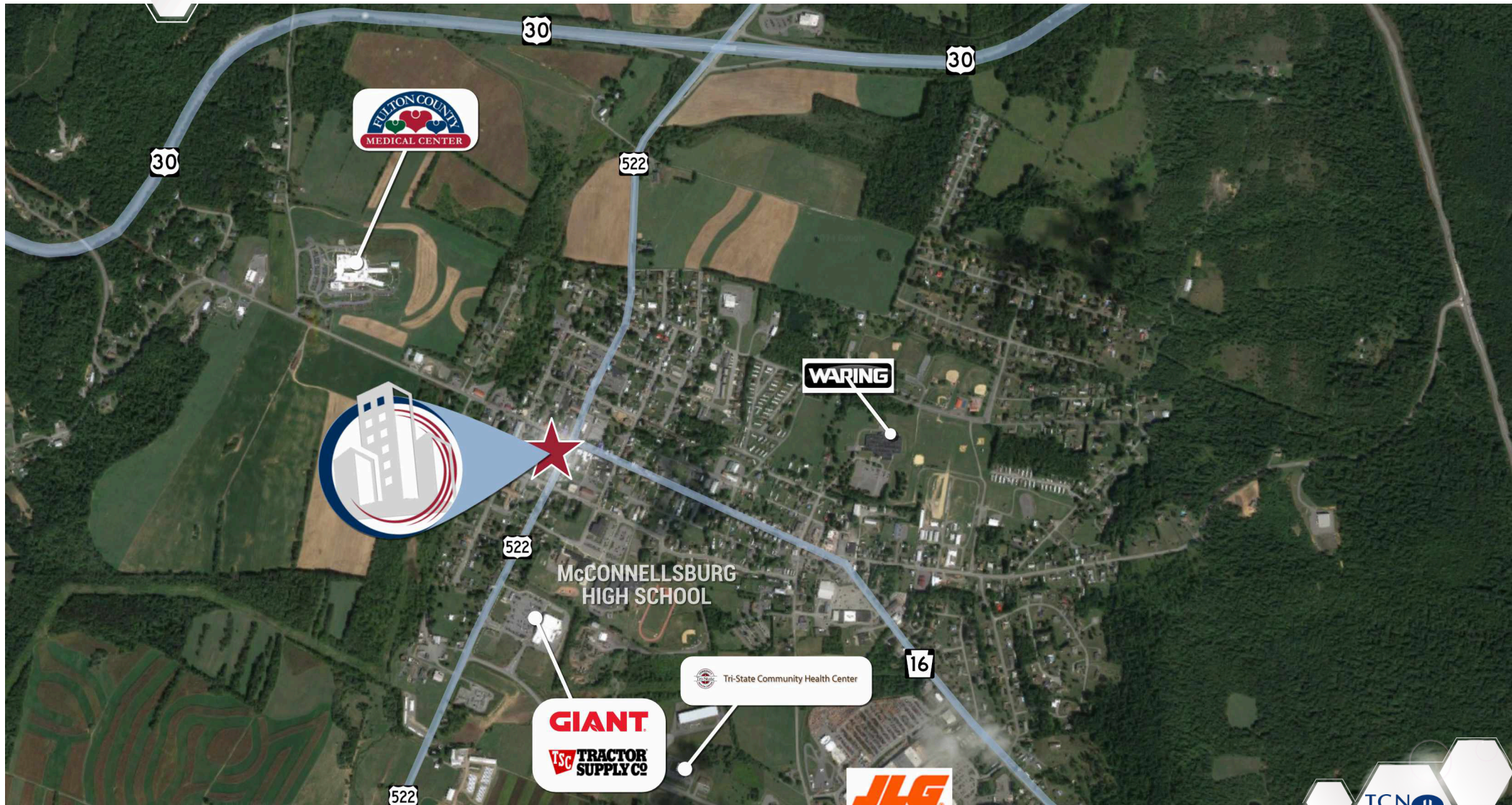
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LOCATION



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DEMOGRAPHICS



POPULATION

1 MILE	2,143
3 MILE	3,566
5 MILE	5,473

HOUSEHOLDS

1 MILE	984
3 MILE	1,594
5 MILE	2,399

AVERAGE HOUSEHOLD INCOME

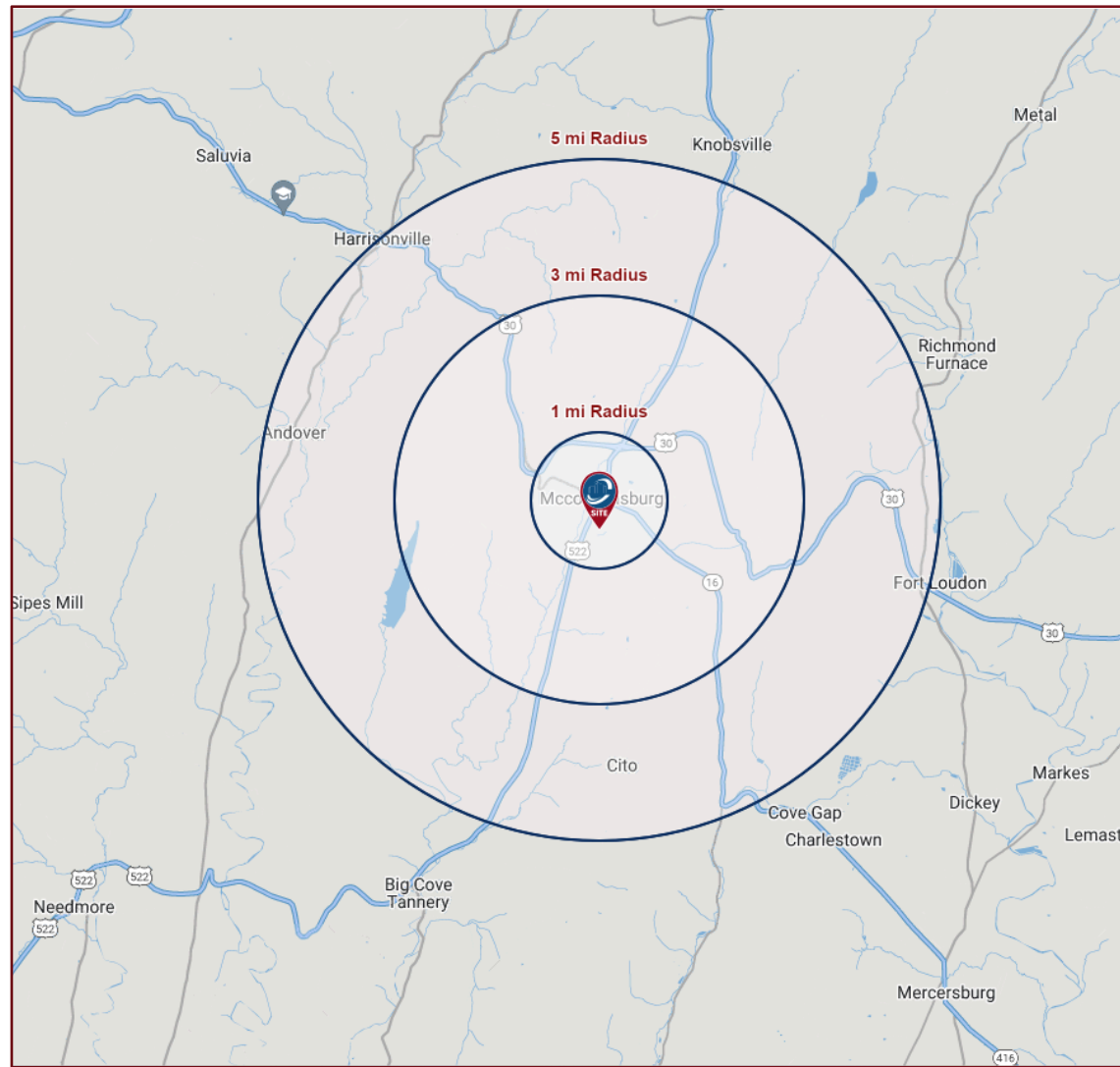
1 MILE	\$70,408
3 MILE	\$75,864
5 MILE	\$81,284

TOTAL BUSINESSES

1 MILE	171
3 MILE	216
5 MILE	234

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,433
3 MILE	2,025
5 MILE	2,179



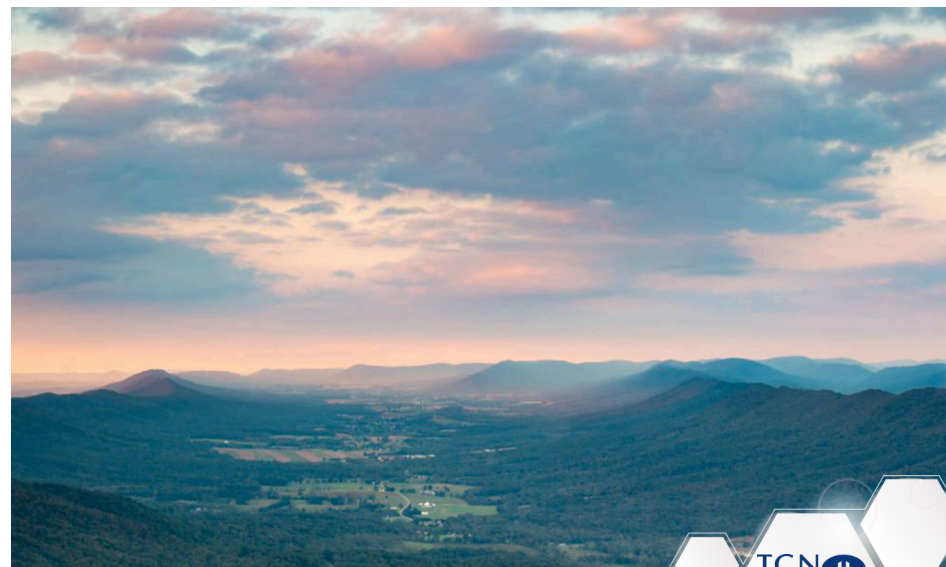


AREA OVERVIEW

McCONNELLSBURG, PA: Nestled in a scenic valley, historic McConnellsburg is known for its picturesque landscapes, friendly community, and vibrant antique sales scene. As part of the Frontier Barn Quilt Trail, McConnellsburg boasts many of the over 200 barn quilts that make this trail the largest in Pennsylvania. The charming downtown area offers a variety of attractions, including the Fulton County Historical Society Annex/Museum, unique shops for antiques, fine teas, and eclectic finds, as well as a selection of family-owned restaurants.

McConnellsburg, located in Fulton County, Pennsylvania, is a small borough with a population of just over 1,100 residents. The community offers a blend of suburban and rural living, with many families and retirees calling it home. Despite its small size, McConnellsburg has a higher percentage of college-educated residents than the national average and boasts a diverse workforce, including a significant number of artists, designers, and professionals in healthcare, sales, and office support.

The town's strategic location and welcoming atmosphere make it an ideal spot for businesses. McConnellsburg provides a unique blend of historical charm and modern convenience, ensuring that both employees and visitors will appreciate the area's offerings. With excellent visibility and ample parking, this location supports business operations while enhancing the overall work environment. Whether you're seeking a new headquarters or a regional operations center, McConnellsburg presents a compelling option for your business.



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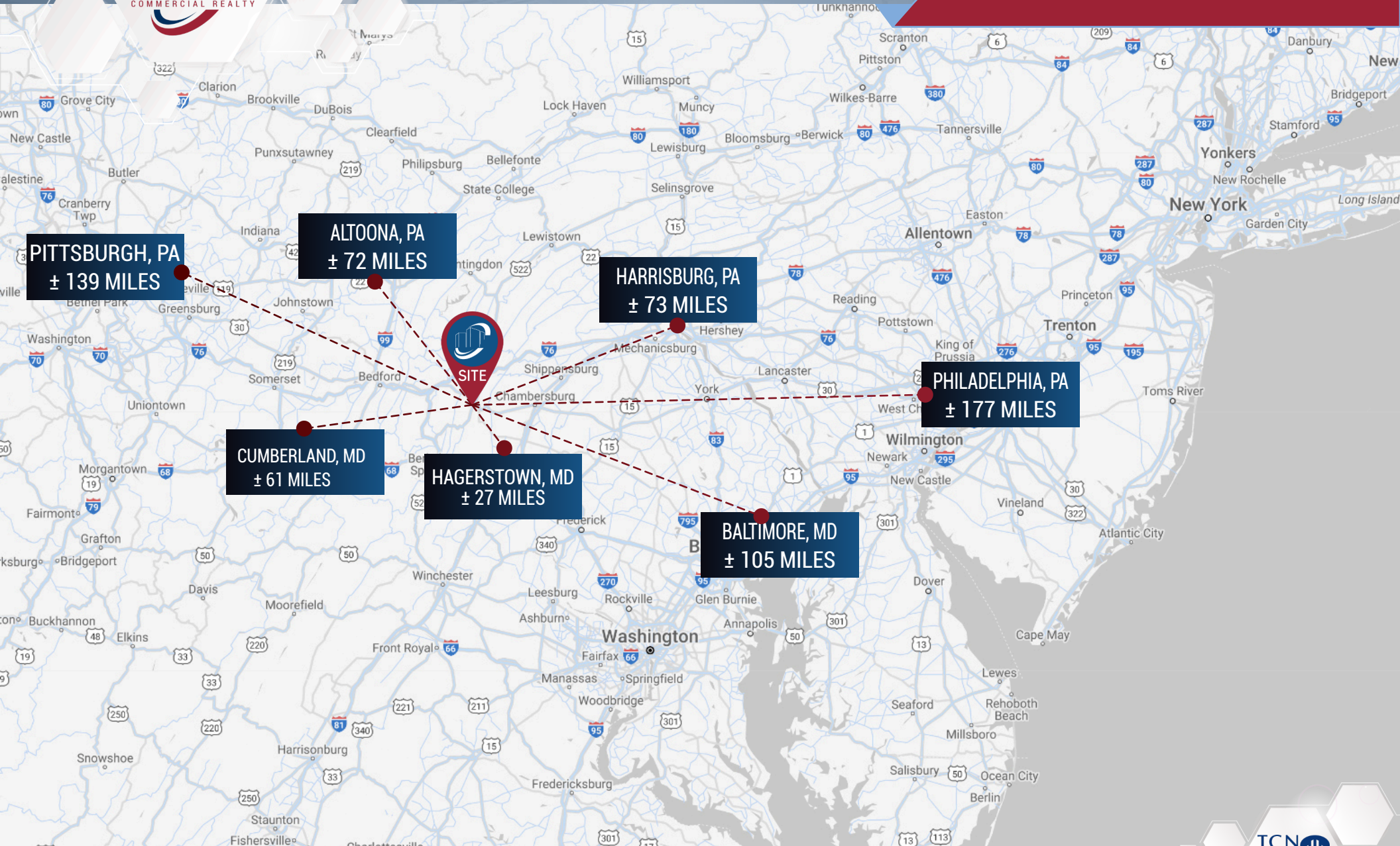


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