

FOR SALE

FORMER BANK | M^CCONNELLSBURG, PA

RETAIL BANK WITH DRIVE THRU





OFFERING SUMMARY

Sales Price \$180,000

Price per SF \$124.74 per SF

APN 01-29-001-000; 01-29-002..-000

Zoning Commercial

Municipality Ayr Township





County Fulton County



PROPERTY OVERVIEW

Discover a prime commercial opportunity with this former bank building, perfectly situated on a 0.92-acre parcel boasting high visibility and a bustling traffic pattern, ideal for drive-thru retail use. This property features an economical setup with a compact building footprint and five convenient drive-thru lanes, ensuring swift and seamless customer service. With easy access from both Lincoln Way East and Buchanan Trail, it guarantees maximum exposure and accessibility for your business. Whether you're looking to lease or purchase, this turnkey property is an exceptional choice for a bank or a quick-service retail conversion.

PROPERTY HIGHLIGHTS

- ± 30 minutes to Maryland State Line
- Centrally located in McConnellsburg Borough among various businesses and restaurants
- Close proximity to  and nestled between  and  



187 BUCHANAN TRAIL EAST, M^CCONNELLSBURG, PA 17233

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PROPERTY DETAILS

Building Size	1,443 SF
Lot Size	0.92 AC
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	Yes
Parking	In-Common 4 Spaces
Year Built	2003

BUILDING SPECIFICATIONS

Construction	Masonry Brick
Roof Type	Shingle
HVAC	Electric
Security	Yes
Signage	Pylon

MARKET DETAILS

Cross Streets	Summerlee Ave, Church St & North Ave
Traffic Count at Intersection	4,008 ADT (Rt 16 & Buchanan Trl)
County	Fulton County
Zoning	Commercial
Amenities	4 drive thru lanes

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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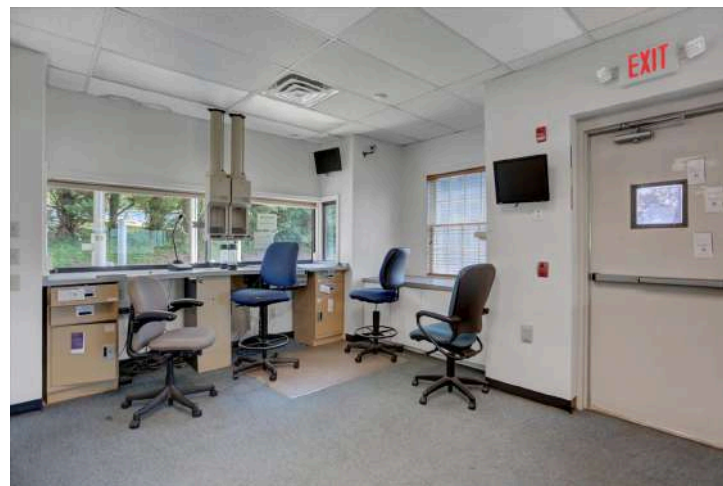
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ADDITIONAL PHOTOS



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LOCATION



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AREA



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DEMOGRAPHICS



POPULATION

1 MILE	11,088
2 MILE	20,650
3 MILE	30,254

HOUSEHOLDS

1 MILE	4,835
2 MILE	8,759
3 MILE	12,710

AVERAGE HOUSEHOLD INCOME

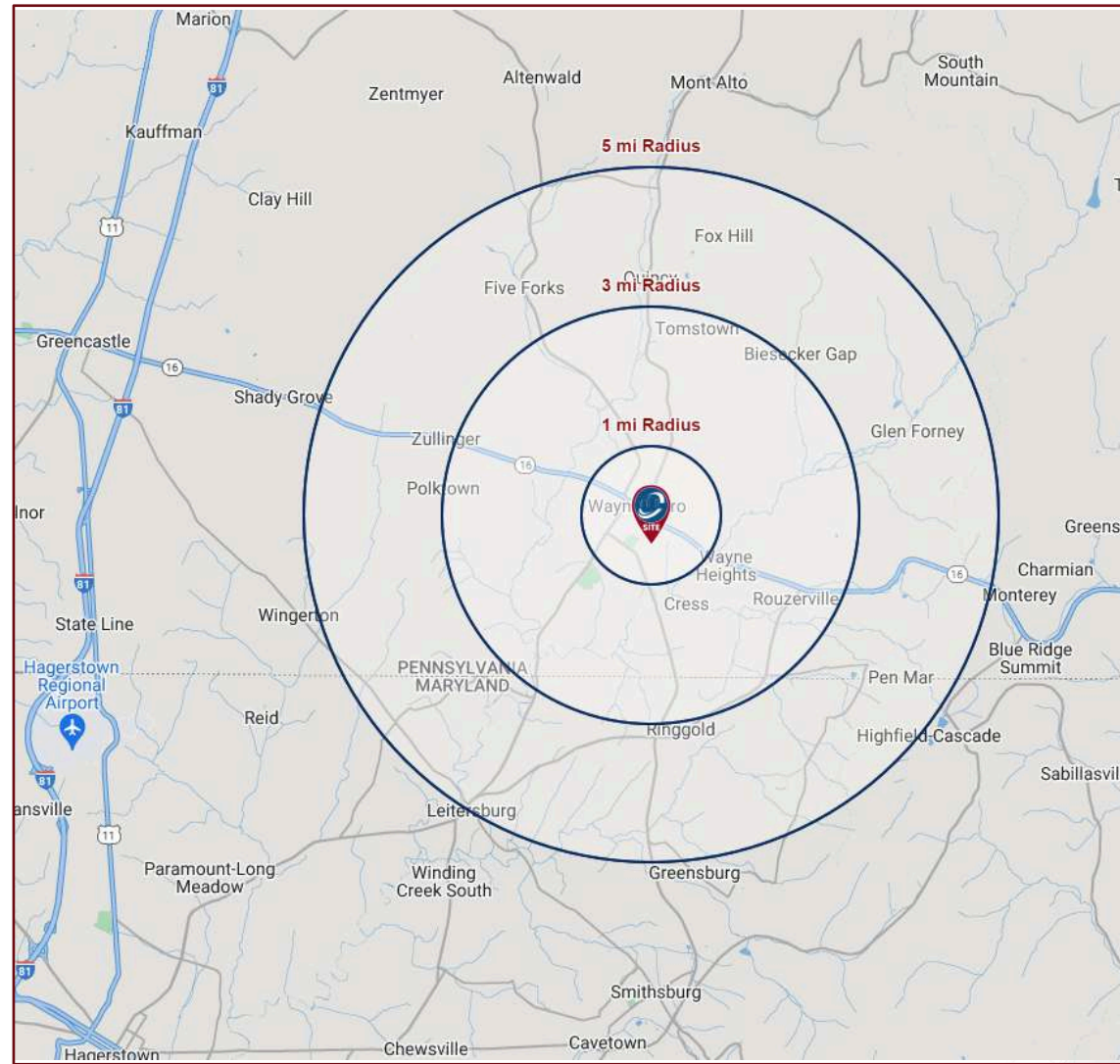
1 MILE	\$78,492
2 MILE	\$87,902
3 MILE	\$91,940

TOTAL BUSINESSES

1 MILE	360
2 MILE	690
3 MILE	843

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	4,060
2 MILE	6,642
3 MILE	7,940





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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