

1056 WAYNE AVENUE

CHAMBERSBURG, PA

±15,000 SF PROPOSED PAD SITE AVAILABLE; GLA: 67,845 SF

CHAMBERSBURG MSA

AREA RETAILERS



PAD SITE AVAILABLE UP TO 15,000 SF ADJACENT TO WEIS MARKETS



LEASED BY:



OWNED & MANAGED BY:

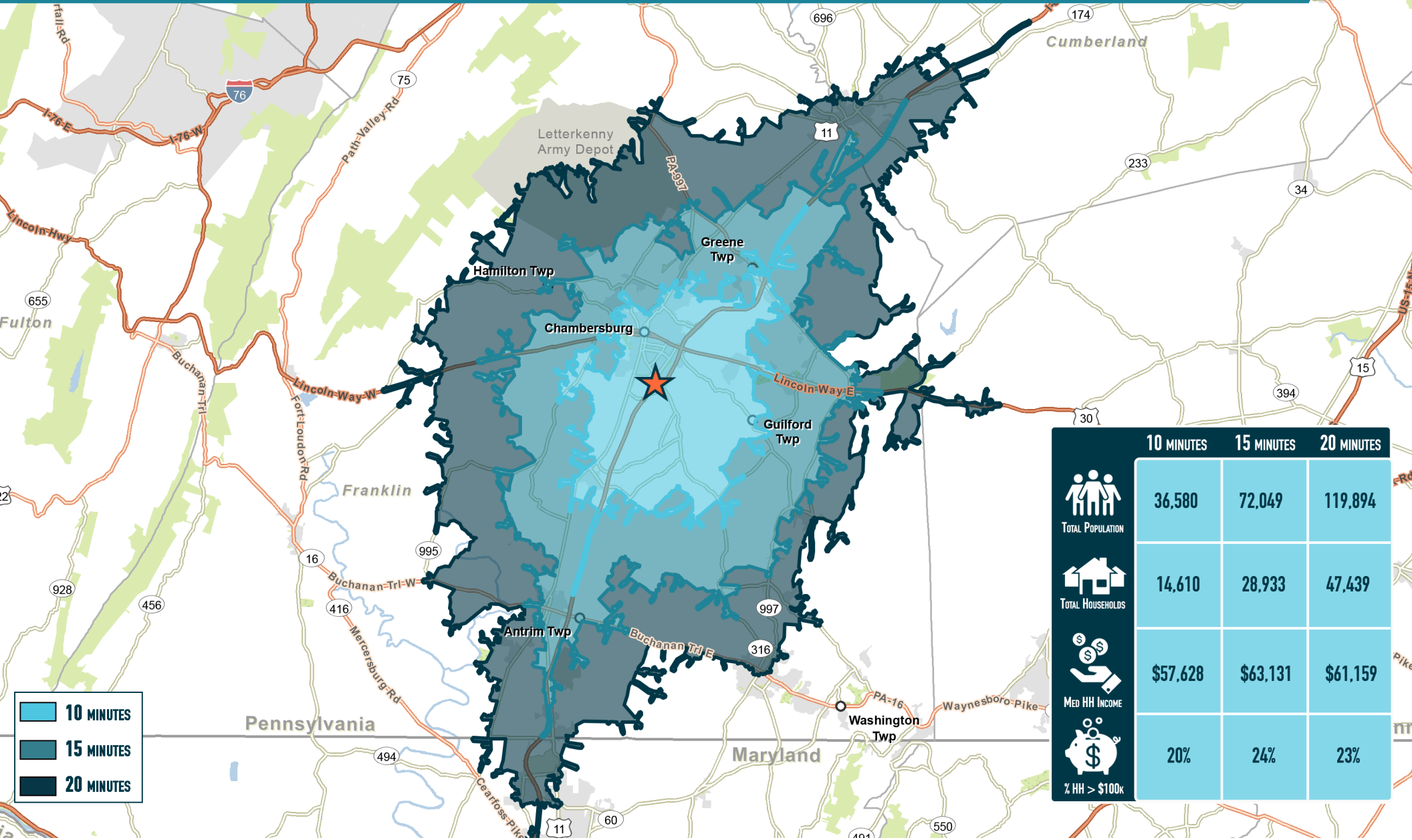


get in touch.

BRENDAN MULLIGAN

office 610.825.5222
 direct 610.260.2688
 bmulligan@metrocommercial.com

CONVENIENTLY LOCATED BY I-81 RAMP (45,662 VPD) WITH EASE OF ACCESS NORTH AND SOUTHBOUND



■ 10 MINUTES
■ 15 MINUTES
■ 20 MINUTES

	10 MINUTES	15 MINUTES	20 MINUTES
TOTAL POPULATION	36,580	72,049	119,894
TOTAL HOUSEHOLDS	14,610	28,933	47,439
MED HH INCOME	\$57,628	\$63,131	\$61,159
% HH > \$100K	20%	24%	23%

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AREA RETAILERS: WEIS, GIANT, RURAL KING, AND STARBUCKS



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IDEAL FOR FITNESS, APPAREL, ENTERTAINMENT, AND/OR DISCOUNT USER



PROPOSED PAD SITE
±15,000 SF

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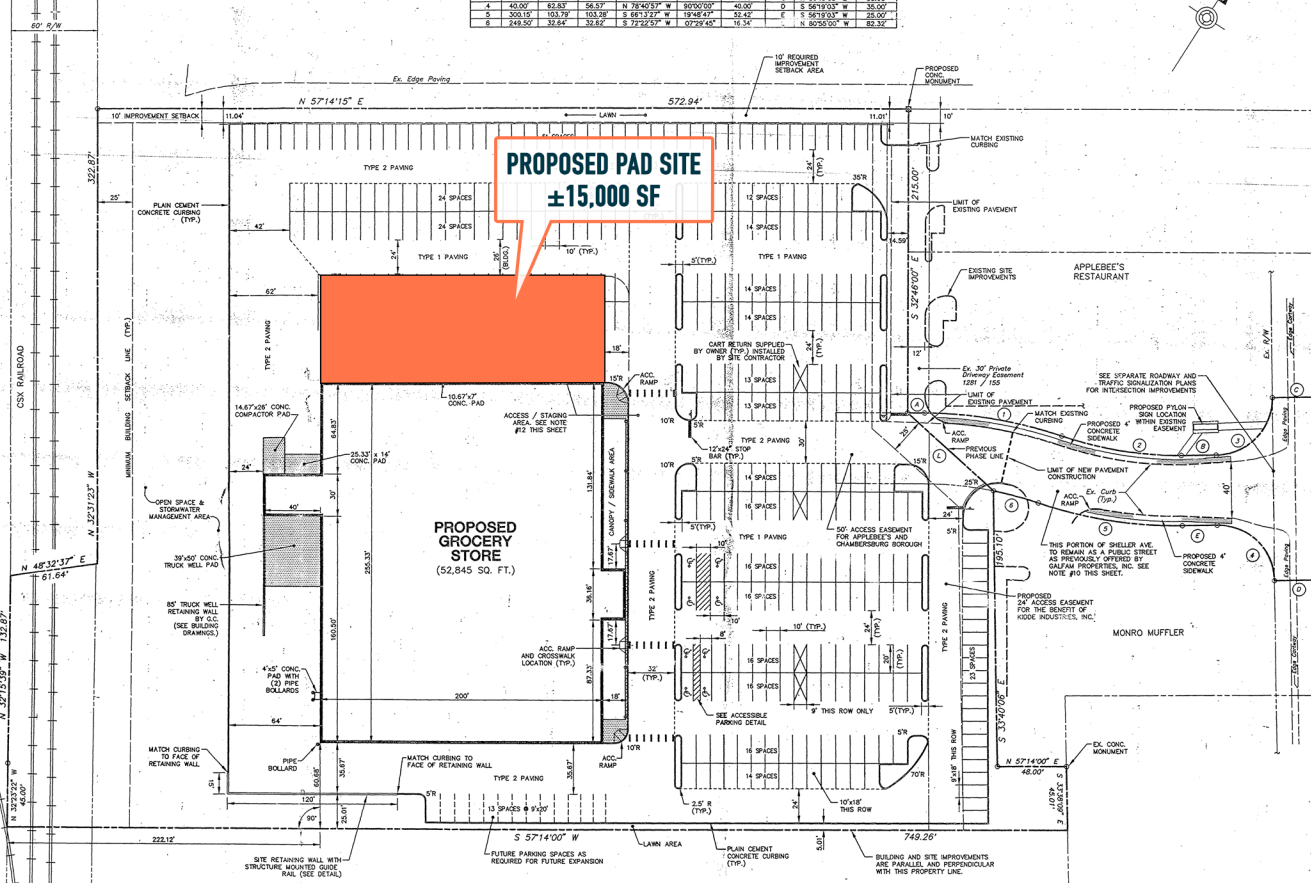
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UP TO 15,000 SF READY TO BE DEVELOPED

LINE DATA TABLE					LINE DATA TABLE				
CHORD	BEARING	DELTA	TANGENT	LINE	BEARING	LENGTH	CHORD	BEARING	DELTA
1	40.00'	83.83'	86.00'	N 57°14'15" E	1824.47'	43.89'	A	N 57°14'00" E	15.00'
2	40.00'	83.83'	86.00'	N 57°14'15" E	1824.47'	43.89'	B	N 57°13'00" E	25.00'
3	40.00'	83.83'	86.00'	N 57°14'15" E	1824.47'	43.89'	C	N 57°13'00" E	35.00'
4	40.00'	83.83'	86.00'	N 57°14'15" E	1824.47'	43.89'	D	S 56°13'00" W	35.00'
5	300.16'	103.79'	103.88'	S 61°33'30" W	372.44'	52.24'	E	S 57°15'00" W	25.00'
6	249.50'	33.84'	32.67'	S 22°22'53" W	0729.45'	16.34'	F	S 20°55'00" W	89.33'



- ### SITE DATA
- ZONE - HM - HEAVY MANUFACTURING
 - PROPOSED USE - GROCERY STORE
 - TOTAL NUMBER OF EXISTING LOTS - 9
 - TOTAL NUMBER OF PROPOSED LOTS - 1 (CONSOLIDATION)
 - MINIMUM LOT AREA - NO MINIMUM
 - MAXIMUM BUILDING HEIGHT - SIX (6) STORES OR SEVENTY-TWO (72) FEET
 - MAXIMUM IMPERVIOUS AREA - NO MAXIMUM
 - REQUIRED INTERIOR LANDSCAPING - NO REQUIREMENT
 - PROPOSED SEWER SERVICE - PUBLIC
 - PROPOSED WATER SUPPLY - PUBLIC
 - MINIMUM BUILDING SETBACKS - FRONT - 25 FEET, REAR - 25 FEET, SIDE - NONE

- ### GENERAL NOTES
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE NINE (9) EXISTING PARCELS OF LAND AND A PORTION OF THE PROPOSED RIGHT-OF-WAY FOR SHELLER AVENUE SOUTH INTO A SINGLE BUILDING LOT TOTALING 7.42 ACRES FOR CONSTRUCTION OF ONE (1) 67,845 S.F. GROCERY STORE AND RELATED SITE IMPROVEMENTS.
 - UPON RECORDING, THE PLAN SHALL AMEND AND SUPERSEDE, IN ITS ENTIRETY, THE PREVIOUSLY APPROVED FINAL SUBDIVISION PLAN FOR THE SUBJECT PROPERTY.
 - ALL DIMENSIONS SHOWN ON THIS SITE PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
 - THE PROPOSED SITE IMPROVEMENTS WILL BE CONSTRUCTED AS A SINGLE PHASE PROJECT. THE BUILDING WILL BE CONSTRUCTED IN TWO PHASES (M1); APPROXIMATELY 15,000 S.F. BEING RESERVED AS A FUTURE EXPANSION AREA.
 - PERMANENT CONCRETE MONUMENTS, AS SHOWN ON THE PLAN, SHALL BE PLACED FOLLOWING THE COMPLETION OF ALL SITE IMPROVEMENTS.
 - ALL LINE STRIPING SHALL BE TO THE STANDARD TRAFFIC PAINT. PARKING STALL LINES SHALL BE 4" WIDE AND ON 10' CENTERS UNLESS OTHERWISE NOTED. SEE CONSTRUCTION DETAIL SHEETS FOR PROPOSED STANDARD AND ACCESSIBLE PARKING STALL DETAILS.
 - ALL EXISTING STRUCTURES (I.E., CURBING, PAVEMENT, STORM SEWER SYSTEMS, ETC.) SHALL BE REMOVED AND ALL UTILITY SYSTEMS SHALL BE REMOVED AND/OR ABSOLUTELY TERMINATED AND ABANDONED WITHIN THE LIMITS SHOWN AS PART OF THE SITE IMPROVEMENT WORK.
 - ALL KNOWN EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THIS PLAN AND ALL UTILITIES IN THE BOROUGH HAVE BEEN CONTACTED VIA AN ACT 38 ONE-CALL.
 - UPON COMPLETION OF SITE IMPROVEMENTS EXISTING SHELLER AVENUE SOUTH SHALL BE SWEEP, TACKED AND OVERLAIN WITH 1 1/2 INCHES OF 10-2 WEARING COURSE PER PROJECT SPECIFICATIONS. ANY DAMAGED PORTIONS OF THE ROADWAY SHALL BE REPAIRED TO THE FULL DEPTH OF THE PAVEMENT STRUCTURE TO THE SATISFACTION OF THE BOROUGH.
 - THE SITE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, A MINIMUM 24 FOOT PAVED ACCESS TO THE EXISTING APPLEBEE'S RESTAURANT.
 - THE SITE CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH A MUD FREE ACCESS ROAD FROM SHELLER AVENUE (24' MINIMUM WIDTH) AND A MUD FREE STAGING AREA (15,000 SQ. FT.) AT THE LOCATION SHOWN ON THE PLAN. THE STAGING AREA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE SITE CONTRACTOR.
 - STOP BARS SHALL BE 12" BY 24 INCHES WIDE WHITE, COLD, IN-LAID PLASTIC. AT EACH STOP BAR PROVIDE ONE (1) 24" STOP SIGN MOUNTED ON A BREAKAWAY POST PER PA D.O.T. STANDARDS.
 - CROSS-WALKS SHALL BE 5'x12" YELLOW, COLD IN-LAID PLASTIC MARKINGS PLACED AT 3'-0" ON CENTER AT THE LOCATIONS SHOWN ON THE PLAN.
 - THE SITE CONTRACTOR SHALL REFERENCE BUILDING DRAWINGS FOR EXACT LOCATIONS OF DOORS, CONCRETE SLABS, ELEVATIONS, UTILITY SERVICE POINTS AND OTHER RELATED CONSTRUCTION ITEMS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF PA D.O.T. PUBLICATION 408 AND PA D.O.T. ROADWAY CONSTRUCTION STANDARDS (PC-DRAWINGS), UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

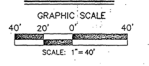
PROPERTY OWNERS

- LEGAL OWNER: GALFAM PROPERTIES, INC. P.O. BOX 807 NANTUCKET, MA 01790 (508) 558-4890
- EQUITABLE OWNER: WEIS MARKETS, INC. 1000 SOUTH SECOND STREET SUNBURY, PA 17801-0471 (717) 286-3640

PARKING REQUIREMENTS

- PROPOSED USE - GROCERY STORE
- REQUIRED PARKING - (SECTION 1201: OFF-STREET PARKING) A. FOOD SUPERMARKETS - 1 SPACE FOR EACH 200 SQ. FT. OF FLOOR AREA.
- TOTAL FLOOR AREA PROPOSED - 67,845 SQ. FT. (INCLUDING EXPANSION)
- TOTAL NUMBER OF SPACES REQUIRED - 339 SPACES
- TOTAL NUMBER OF SPACES PROVIDED - 370 SPACES (PRE-EXPANSION) 339 SPACES (POST-EXPANSION)
- MINIMUM PARKING STALL SIZE - 9'x18', OTHERS AS NOTED.

SITE PLAN



LOT COVERAGE (LAND DEVELOPMENT PURPOSES ONLY)

- TOTAL LOT AREA - 322,968 S.F. OR 7.42 ACRES (GROSS AREA)
- TOTAL BUILDING COVERAGE - 67,845 (INCLUDING EXPANSION) - (21.05%)
- TOTAL PAVED AREA - 191,189 S.F. OR 4.38 ACRES - (59.19%)
- TOTAL SIDEWALK AREA - 3,760 S.F. OR 0.09 ACRES - (1.21%)
- TOTAL IMPERVIOUS AREA - 247,794 S.F. OR 5.68 ACRES - (76.73%)
- OPEN SPACE/GREEN AREA - 75,174 S.F. OR 1.72 ACRES - (23.27%)

NO.	REVISION	DATE	BY



HRG Engineering & Related Services
Herbert, Rowland & Grubic, Inc.
369 East Park Drive, Harrisburg, PA 17111 (717) 564-1121
Harrisburg • Lancaster • State College • Gettysburg • Pittsburgh

WEIS MARKETS, INC.
1000 SOUTH SECOND STREET
P.O. BOX 471
SUNBURY, PA 17801

SITE PLAN FOR WEIS MARKETS, INC. STORE NO. 56R
BOROUGH OF CHAMBERSBURG FRANKLIN COUNTY PA

PROJ. MGR. DESIGN CADD DPK CHECKED AMK
SCALE 1" = 40'
DATE 4-28-07

SHEET NO. 2
DRAWING NO. 2 of 10
PROJECT 1-1372.025

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