

HILLSIDE EAST PLAZA

1752 Lincoln Way East | Chambersburg, PA | 17201

± 2,000 SF AVAILABLE | FOR LEASE



PROJECT

Hillside East Plaza is a 9,550 square foot shopping center ideally located along Lincoln Way East (Route 30) in Chambersburg, PA. The center is shadow anchored by Walmart and is surrounded by a strong variety of national and local retailers, including Harbor Freight, GameStop, Sweet Frog, and Fancy Nails, to name a few. The project is well maintained and provides plenty of parking for the traffic generating mix of tenants, which makes Hillside East Plaza perfect for any type of user.

LOCATION

Hillside East Plaza is strategically located along Route 30 (25,000 VPD) with great visibility and pylon signage. The center provides nearby access to I-81 (52,000 VPD) and benefits from high-volume traffic flow of Route 30, which is one of the main East-West thoroughfares of the Chambersburg market. Surrounding the center are major traffic generating developments such as Franklin Center, Lincolnway East Shopping Center, and Chambersburg Plaza, to name a few. The trade area extends over 5 miles, which brings in an expansive customer base. With high concentration of traffic driven by the surrounding retail market as well as the major highway, the center pulls from the immediate and surrounding areas.

TRADE AREA

The stability of Hillside East Plaza is attributed to the 20-minute drive time demographic of over 59,097 people with household incomes of more than \$74,208 and daytime employment demographics equally as strong with 48,075. The demographics within a 10-mile radius include 90,266 people in 37,168 homes, a labor force of 73,180 with an average household income of \$76,274. The areas growth has increased 21.0% with over 7,812 new homes. The center benefits from a 10-mile radius household expenditure of \$2.17 Billion.



POPULATION



1 MILES - 3,667
5 MILES - 50,749
10 MILES - 96,732

AVERAGE HH



1 MILES - \$93,799
5 MILES - \$67,319
10 MILES - \$68,092

EMPLOYEES



1 MILES - 2,758
5 MILES - 31,484
10 MILES - 43,929

HOUSEHOLDS



1 MILES - 1,453
5 MILES - 21,001
10 MILES - 36,687

TRAFFIC COUNTS: ROUTE 30: 25,000 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	SWEET FROG	2,000
2	GAMESTOP	1,470
3	COSMO PROF	2,730
4	LEASED	1,200
5	FANCY NAILS	1,150
6	AVAILABLE	2,000
7	SPRINGLEAF	1,950

LINCOLN HIGHWAY EAST | 25,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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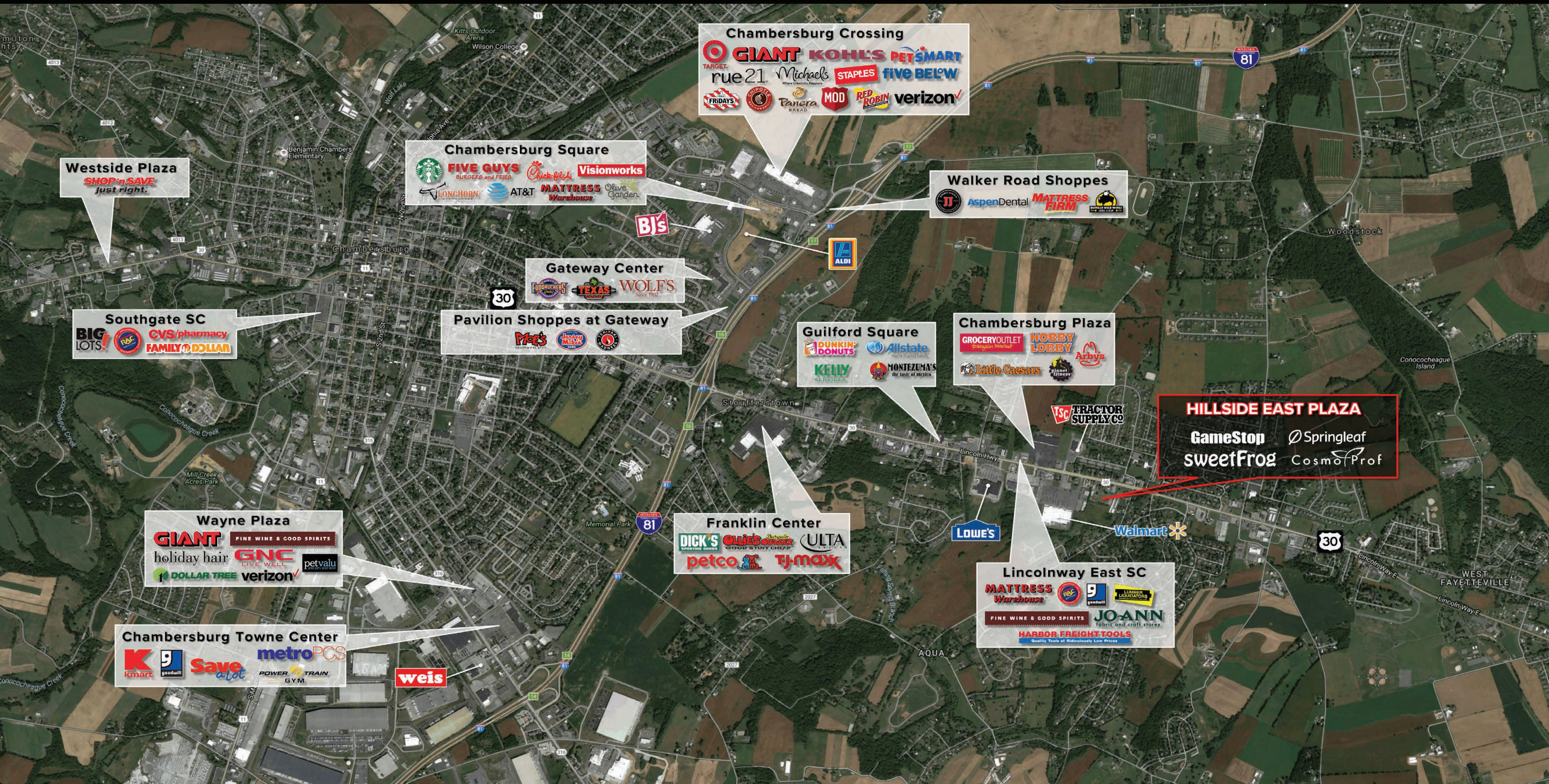
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