

1768 Lincoln Way East

CHAMBERSBURG, PA | 17202

FOR **Sale/Lease**

± 5.01 ACRES



PROPERTY OVERVIEW

This property is just east of Super Walmart. Other nearby centers include Chambersburg Crossings, Lincolnway East Shopping Center and Chambersburg Plaza. This parcel offers frontage on Route 30, and possibly direct access to the Walmart. Commercial zoning allows most retail, office, and service uses.

GROUND LEASE \$34,900/ACRE/YEAR
SALE \$2,250,000.00



Robert Behler

For Sale/Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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LOCATION

1768 Lincoln Way East is well positioned in the Chambersburg market. The project sits within minutes of major highway I-81 (61,232 VPD), pulling traffic from multiple market points. Large developments such as Chambersburg Plaza, Chambersburg Square, and Chambersburg Crossings, among many others, lead the market in the area. The parcel has convenient access from Route 30 and is surrounded by national retailers such as WalMart, Hobby Lobby, Planet Fitness, and Burger King, to name a few. A trade area that extends over 7 miles allows the site to pull traffic from multiple markets.

TRADE AREA

Adding to the stability of the project, 1768 Lincoln Way East shows a 20-minute drive time demographic of over 74,409 people with household incomes more than \$76,328 and daytime employment demographics equally as strong with 60,354. The demographics within a 10-mile radius include 91,003 people in 37,501 homes, a labor force of 73,816 with an average household income of \$75,967. The areas growth since 2000 has increased 20.8% with over 7,827 homes.



POPULATION

3 MILE- 23,121
5 MILE- 51,373
7 MILE- 67,365



EMPLOYEES

3 MILE- 19,053
5 MILE- 41,800
7 MILE- 54,660



AVERAGE HHI

3 MILE- \$75,925
5 MILE- \$71,891
7 MILE- \$75,474



HOUSEHOLDS

3 MILE- 9,933
5 MILE- 21,785
7 MILE- 28,150



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MARKET AERIAL



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Moorestown, NJ 08057

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

