

LINCOLN WAY EAST

CHAMBERSBURG, PA | 17202

± 4.75 ACRES AVAILABLE | FOR SALE | \$800,000

NEARBY

Walmart



HOBBY LOBBY

GROCERY OUTLET
bargain market



PROJECT

Lincoln Way East is a 4.75 acre, commercially zoned vacant piece of land located in Chambersburg, PA. The site sits near traffic generating developments, such as Chambersburg Crossing, Lincolnway East SC, and Chambersburg Plaza. The parcel offers access and visibility from Route 30 (14,810 VPD). The site is perfect for a variety of uses, including but not limited to service, medical, retail and commercial.

LOCATION

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, 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.

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|-------------|--|--------------------|------------|--|------------------|
| POPULATION | | 3 MILES - 18,329 | EMPLOYEES | | 3 MILES - 14,786 |
| | | 5 MILES - 50,569 | | | 5 MILES - 31,343 |
| | | 7 MILES - 66,525 | | | 7 MILES - 34,657 |
| AVERAGE HHI | | 3 MILES - \$80,643 | HOUSEHOLDS | | 3 MILES - 7,824 |
| | | 5 MILES - \$71,840 | | | 5 MILES - 21,467 |
| | | 7 MILES - \$75,483 | | | 7 MILES - 27,798 |

TRAFFIC COUNTS: ROUTE 30: 14,810 VPD | I-81: 61,232 VPD

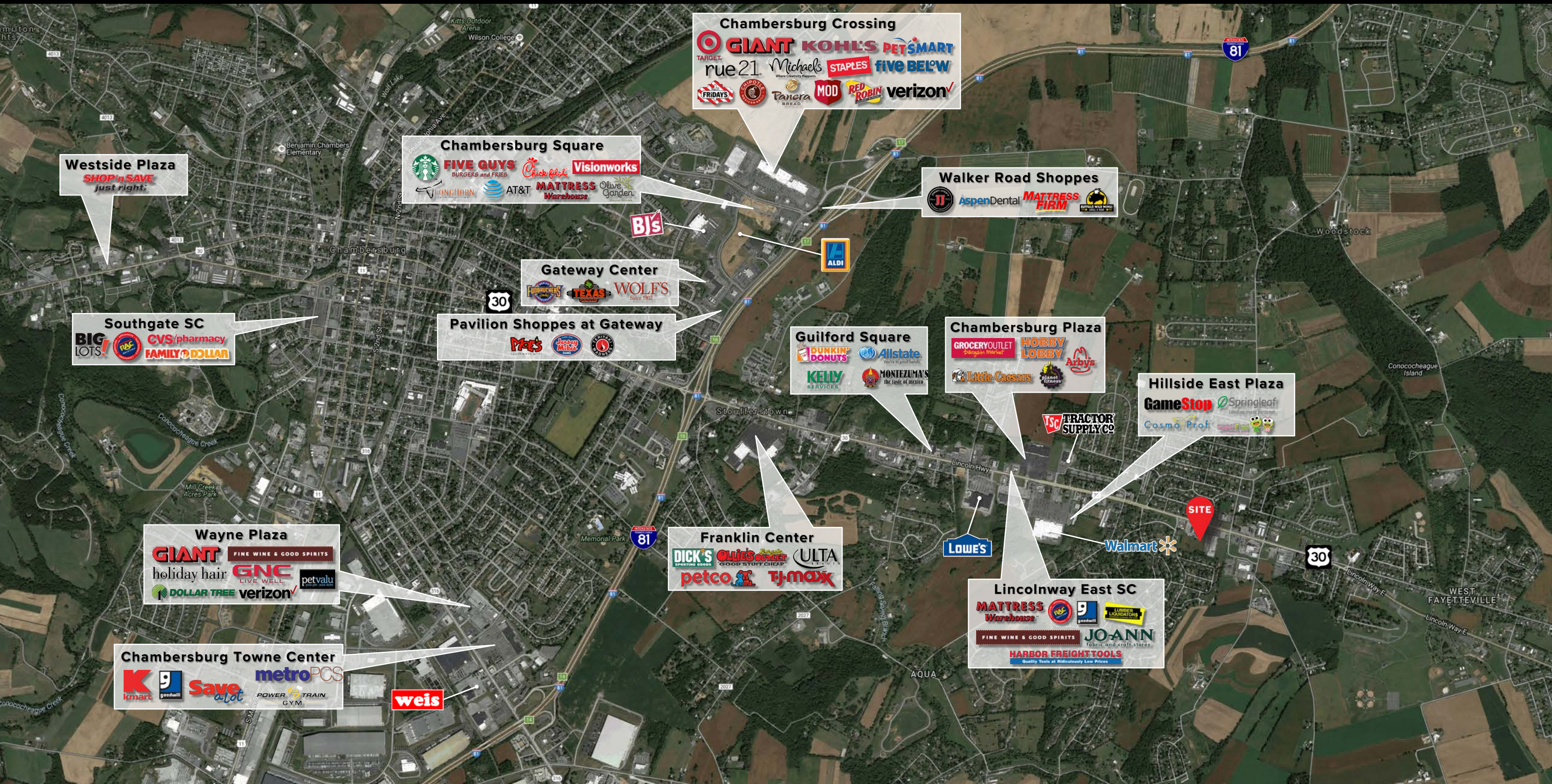


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NETWORK

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