

1768 LINCOLN WAY EAST

Chambersburg, PA | 17202

± 5.01 ACRES AVAILABLE | FOR SALE / LEASE



PROJECT

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.

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.

GROUND LEASE \$34,900/ACRE/YEAR
SALE \$1,350,000.00

POPULATION		3 MILES - 23,121	EMPLOYEES		3 MILES - 19,053
		5 MILES - 51,373			5 MILES - 41,800
		7 MILES - 67,365			7 MILES - 54,660
AVERAGE HHI		3 MILES - \$75,925	HOUSEHOLDS		3 MILES - 9,933
		5 MILES - \$71,891			5 MILES - 21,785
		7 MILES - \$75,474			7 MILES - 28,150

TRAFFIC COUNTS: LINCOLN WAY E: 20,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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

ROBERT BEHLER
717-843-5555
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL

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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