

1740-1744 LINCOLNWAY EAST

Chambersburg, PA | 17202

FOR LEASE

± 2.15 ACRES AVAILABLE | FOR LEASE



PROJECT

1740-1744 Lincolnway East is a 2.15-acre, redevelopment project conveniently situated along Route 30 in Chambersburg, PA. The project is located out front of one of the nation's most popular retailers, Walmart. The site benefits from having a large volume of daily traffic (20,000 CPD) while being positioned on a signalized corner. This redevelopment is surrounded by national retailers including Walmart, Grocery Outlet, Hobby Lobby, Lowes, Harbor Freight, and Wine & Spirits to name a few. With the project's fantastic location and surrounding retail, this creates a great opportunity for any retailer.

LOCATION

1740-1744 Lincolnway East is situated along one of the markets heaviest traveled roadways, Route 30. Route 30 acts as a main Central PA thoroughfare spanning from Pittsburgh to Center City Philadelphia. This project will feature three, full points of access while being located at a signalized intersection. The Chambersburg market has seen immense growth in the past ten years with new projects including Pavilion at Gateway, Walker Road Shoppes, Gateway Square, and the Franklin Center redevelopment.

TRADE AREA

Adding to the stability of the project, 1740-1744 Lincolnway East shows a 20-minute drive time demographic of over 147,210 people with household income more than \$69,876 and daytime employment demographics equally as strong with 64,261. The demographics within a 10-mile radius include 91,351 people in 36,254 homes, a labor force of 42,016 with an average household income of \$71,112. The areas growth has increased over 22.4% since 2000 with over 6,958 new homes.

NEARBY



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	25,519	51,347	67,588
TOTAL EMPLOYEES	20,964	41,711	54,771
AVERAGE HHI	\$75,309	\$72,184	\$75,001
TOTAL HOUSEHOLDS	10,863	21,675	28,118

TRAFFIC COUNTS **LINCOLN HWY: 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

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