

1,440 SF

# Walker Road Shoppes

FOR LEASE

Walker Road & Norland Avenue | Chambersburg, PA 17201



## Overview

Walker Road Shoppes is a 20,461-square foot free standing building ideally located in Chambersburg, Pennsylvania situated along highly traveled Route I-81 (52,000 VPD), 17 miles north of Hagerstown, MD and 28 miles south of Carlisle, PA. The building is surrounded by other leading retailers such as Target, Giant, Kohl's, Starbucks, Chipotle, and Red Robin.

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## Location

Walker Road Shoppes is strategically positioned with significant frontage in the market's primary retail corridor along Walker Road. The site benefits from the high-volume traffic flow of I-81, which is one of the area's heaviest traveled roadway. Walker Road acts as the area's focal point for retail, with a trade area that extends out further than 5 miles, attracting a vast customer base. With a high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate market point, but surrounding towns and communities.

## Trade Area

Adding to the stability of the project, Walker Road Shoppes shows a 20-minute drive time demographic of over 167,411 people with household incomes of more than \$67,944 and daytime employment demographics equally as strong with 71,420. The demographics within a 5-mile radius include 52,644 people in 21,633 homes, a labor force of 31,537 with an average household income of \$67,641. The area's growth over the last 10 years has increased over 9% since 2000 with over 3,009 new homes.



## Available Spaces

±1,440 SF



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,710	53,874	66,571
TOTAL EMPLOYEES	20,067	25,005	28,304
AVERAGE HHI	\$78,535	\$80,214	\$81,509
TOTAL HOUSEHOLDS	14,576	22,411	27,547

TRAFFIC COUNTS: I-81 - ±52,000 VPD



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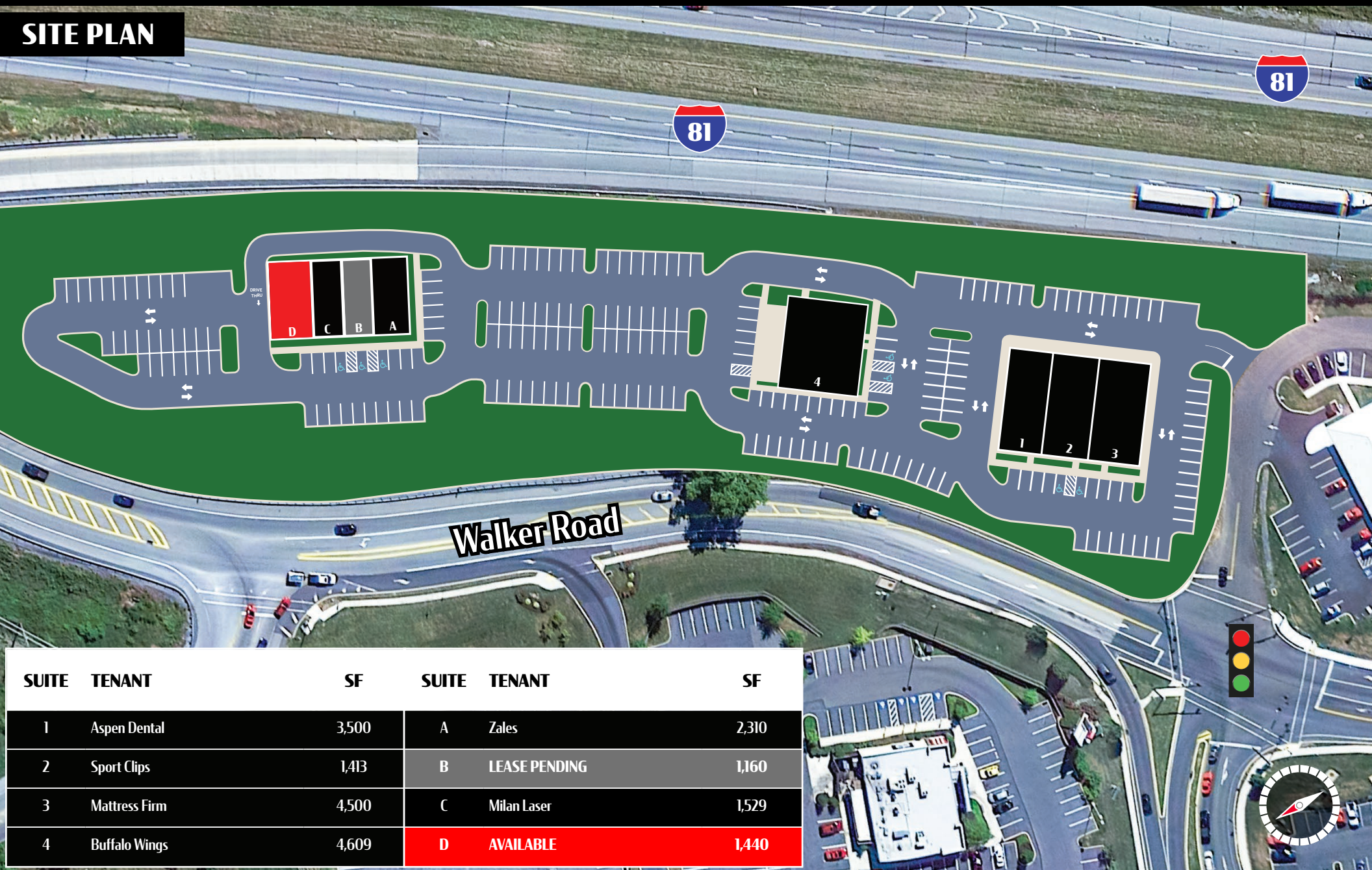
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## SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
1	Aspen Dental	3,500	A	Zales	2,310
2	Sport Clips	1,413	B	LEASE PENDING	1,160
3	Mattress Firm	4,500	C	Milan Laser	1,529
4	Buffalo Wings	4,609	D	AVAILABLE	1,440

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## MARKET AERIAL



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# About Bennett Williams

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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## OUR LOCATIONS:

### YORK OFFICE:

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1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### CONTACT US

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