

For Lease

# CHAMBERSBURG CROSSING ±5,000 - 6,000 SF

935 Norland Ave | Chambersburg, PA 17201



## Property Overview

Chambersburg Crossing is a 273,104 square foot, dominant grocery anchored shopping center ideally located directly off of I81 (52,000 VPD) along Norland Avenue & Walker Road. This project is known to be the primary shopping destination in the Chambersburg market because of its great mixture of destination and necessity retailers. Anchored by Giant and shadow anchored by Target, other co-tenants include a national lineup of Kohl's, Michael's, PetSmart, Staples, Chipotle, and more. The convenient location of this project and the vast amount of growth in the market make it a great location for any retailer.

Join



**GIANT**  
**KOHL'S**

Michaels **PETSMART**

**five BELOW** Panera BREAD®



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## Location

The strategically positioned Chambersburg Crossing benefits from five different points of access along Norland Avenue & Walker Road, two of which are signalized. The project also benefits from having visibility along Interstate 81 (52,000 VPD). The site is ideally located in the Walker Road corridor of the Chambersburg market which has seen immense amounts of growth over the past 10 years. Chambersburg Crossing is centrally located which allows consumers easy access to other major markets including, Washington DC, Philadelphia & Baltimore. Located in the Borough of Chambersburg, the project is located within a fast-growing market of residential, retail and warehouse distribution, making it the ideal location for any use.



## Trade Area

Adding to the stability of the project, Chambersburg Crossing shows a 20-minute drive time demographic of over 142,716 people with household income more than \$67,071 and daytime employment demographics equally as strong with 60,557. The demographics with- in a 10-mile radius include 95,105 people in 37,825 homes, a labor force of 43,201 with an average household income of \$66,817. The areas growth has increased over 22.4% since 2000 with over 6,958 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	35,752	53,869	66,829
TOTAL EMPLOYEES	19,556	24,775	28,146
AVERAGE HHI	\$76,767	\$81,785	\$82,093
TOTAL HOUSEHOLDS	14,708	21,864	27,128

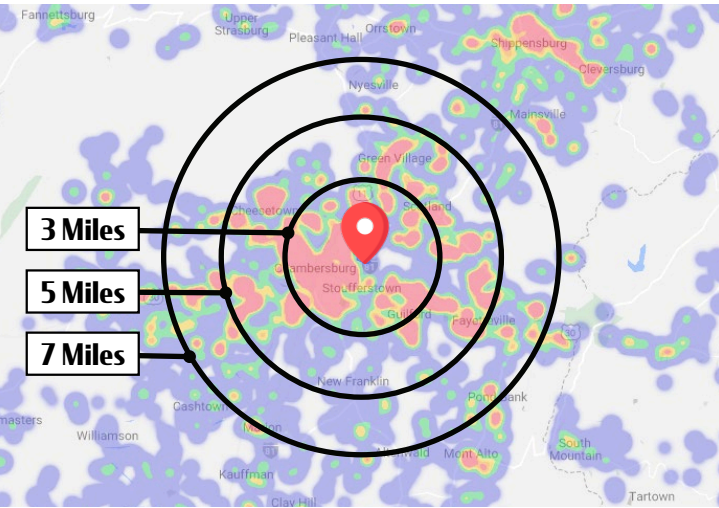
**TRAFFIC COUNTS:**  
**Norland Ave** ± 12,000 VPD | **I81** ± 52,000 VPD



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# of Visits



## VISITS PER YEAR

4.4 Million



## AVG. DWELL TIME

46 Minutes



## STATE RANKING

22/314



## TOP TENANT



Annual Visits

1.5 Million

State Ranking

31/69



**Target**  
Annual Visits: 1.5M  
31/69 State Ranking

**GIANT**  
Annual Visits: 1.2M  
27/147 State Ranking

**KOHL'S**  
Annual Visits: 514.7K  
25/50 State Ranking

**PETSMART**  
Annual Visits: 244.8K  
12/51 State Ranking

**CHIPOTLE**  
MEXICAN GRILL  
Annual Visits: 216.5K  
11/79 State Ranking

**five BELOW**  
Annual Visits: 238.3K  
19/53 State Ranking

**MOD**  
Annual Visits: 143.4K  
2/18 State Ranking

**Red Robin**  
GOURMET BURGERS AND BEERS  
Annual Visits: 282.1K  
10/31 State Ranking



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## Chambersburg Crossing

**Target** **GIANT** **KOHL'S**  
**Michaels** **Staples**  
**five BELOW**  
**Bath & Body Works** **Panera BREAD** **MOD**  
**CHIPOTLE** **Red Robin** **PETSMART**  
MEXICAN GRILL GOURMET BURGERS AND BEVS

**BJ's**

**ALDI**

**Olive Garden**

**Chick-fil-A**

**LONGHORN STEAKHOUSE**

**Starbucks**

**MATTRESS FIRM**

**SportClips HAIRCUTS**

**AspenDental**  
practice made perfect

**PIVOT ZALES**  
PHYSICAL THERAPY THE DIAMOND STORE

**BUFFALO WILD WINGS**

**81**

**\$52,000 VPD**

**81**



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## SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	AVAILABLE	5,000	6	Xfinity	8,000	11	Staples	27,240	16	Panera Bread	4,298
2	Five Below	8,550	7	Great Clips	1,800	12	Michaels	21,477	17	Chipotle	2,169
3	Rally House	7,076	8	Subway	2,150	13	PetSmart	20,087	18	Red Robin	7,130
4	Target	127,307	9	Bath & Body Works	3,150	14	AVAILABLE PAD	6,000	19	Mod Pizza	2,562
5	Giant	68,000	10	Kohl's	89,000	15	Primanti Bros	4,728	CENTER TOTAL		273,104

**BW COMMERCIAL** Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine  
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## MARKET AERIAL



**Chambersburg Crossing**

- Target
- GIANT MICHAEL'S
- KOHL'S
- Staples
- five BELOW
- Bath & Body Works
- Panera BREAD
- MOD
- CHIPOTLE MEXICAN GRILL
- Red Robin COOKOUT BURGERS & BEERS
- PETSMART

**Chambersburg Square**

- Starbucks
- FIVE GUYS BURGERS and FRIES
- Visionworks
- Olive Garden
- Chick-fil-A
- AT&T
- LONGHORN STEAKHOUSE

**Walker Road Shoppes**

- BUFFALO WILD WINGS
- PIVOT PHYSICAL THERAPY
- AspenDental practice made perfect
- ZALES THE DIAMOND STORE
- MATTRESS FIRM

**Gateway Center**

- WELLSPAN HEALTH
- Ashley HOMESTORE
- LAURENCE'S

**Pavillion Shoppes at Gateway**

- ALDI
- TEXAS ROADHOUSE
- MOE'S SOUTHWEST COIL
- Jersey Mike's SUBS
- LEAVEL MADNESS

**Walgreens**

- TACO BELL
- AutoZone
- McDonald's
- Advance Auto Parts
- Pizza Hut

**Guilford Square**

- DUNKIN'
- Montecristo Mexican Restaurant
- Allstate Years in good hands.

**Chambersburg Plaza**

- GROCERY OUTLET bargain Market
- planet fitness
- HOBBY LOBBY
- Little Caesars
- Arby's

**Chambersburg Area Middle School**

**Franklin Center**

- OLLIE'S EVERY SEASON STARTS AT
- DICK'S SPORTING GOODS
- ULTA beauty
- TJ-maxx
- petco

**LOWE'S**

**Lincoln East SC**

- goodwill
- JOANN FINE WINE & GOOD SPIRITS
- HARBOR FREIGHT TOOLS
- MATTRESS Warehouse

**Walmart**





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

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PROPERTY  
MANAGEMENT



## 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.

