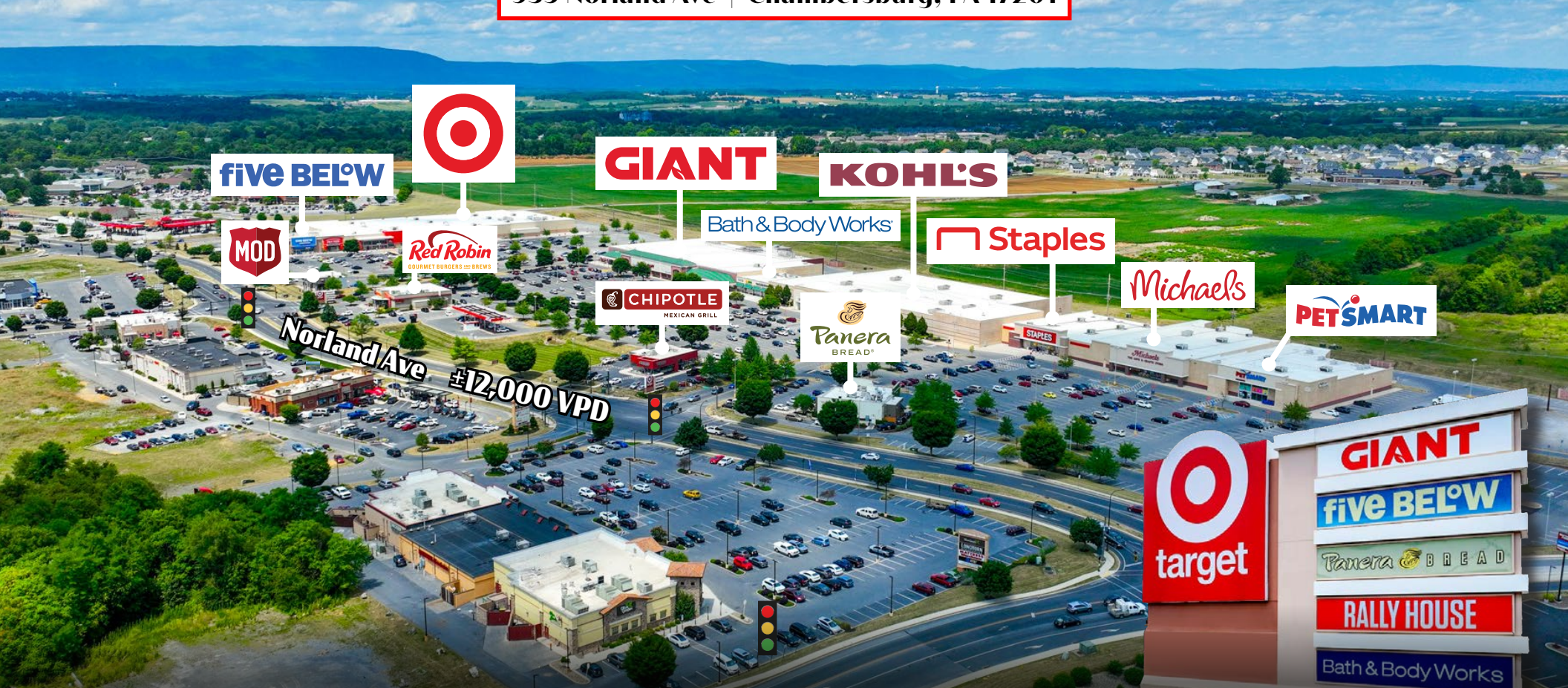


For Lease

CHAMBERSBURG CROSSING

±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 I-81 (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

Michael's **PETSMART**

five BELOW *Panera BREAD*



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

CHAMBERSBURG CROSSING

935 Norland Ave | Chambersburg, PA 17201

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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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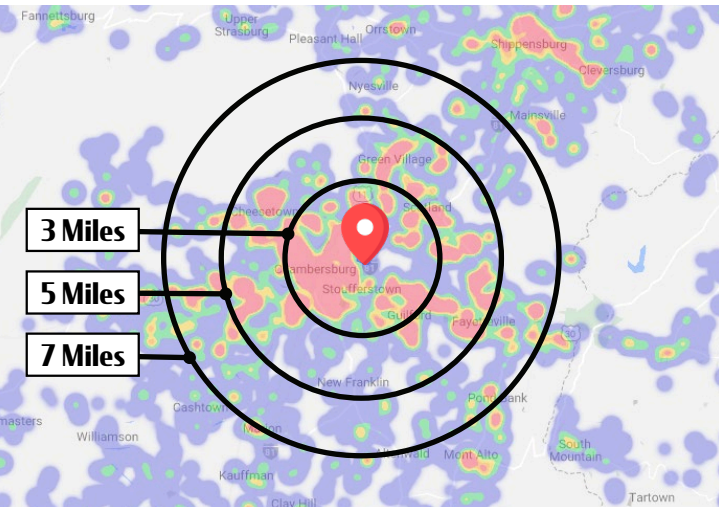


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CHAMBERSBURG CROSSING

935 Norland Ave | Chambersburg, PA 17201

For Lease



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



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#52,000 VPD

Chambersburg Crossing



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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	Carter's	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	First Watch	6,000	CENTER TOTAL		273,104



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

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.

