

# CHAMBERSBURG PLACE

1235 Lincoln Way East | Chambersburg, PA | 17202

± 25,540 SF AVAILABLE | FOR LEASE



## PROJECT

Chambersburg Place is a proposed, 25,000 square-foot, new construction retail project ideally located in Chambersburg, Pennsylvania situated along highly traveled Route 30 (25,000 CPD), 17 miles North of Hagerstown, MD., 28 miles south of Carlisle, Pa. The project is surrounded by other leading retailers such as TJ Maxx, Maurice's, Shoe Dept., Target, Giant, Dick's Sporting Goods, and Perkins.

## LOCATION

Chambersburg Place is strategically positioned with significant frontage in one of the market's primary retail corridors along Route 30. The site benefits from the high-volume traffic flow of I-81, which is one of the area's heaviest traveled roadways (52,000 CPD). Route 30 acts as one of the area's leading retail thoroughfares, with a trade area that extends out further than 10 miles, attracting a vast customer base. With a high concentration of traffic driven by the surrounding retail, and its close proximity to I-81, this project makes a great opportunity for any retailer.

## TRADE AREA

Adding to the stability of the project, Chambersburg Place shows a 20-minute drive time demographic of over 153,921, people with household incomes of more than \$68,707 and daytime employment demographics equally as strong with 65,739. The demographics within a 10-mile radius include 89,553 people in 35,992 homes, a labor force of 41,040 with an average household income of \$69,859. The area's growth has increased over 9% since 2000 with over 3,009 new homes.

NEARBY

Walmart



petco



POPULATION



3 MILES - 33,062  
5 MILES - 54,976  
7 MILES - 67,121

EMPLOYEES



3 MILES - 26,976  
5 MILES - 33,013  
7 MILES - 34,599

AVERAGE HH



3 MILES - \$68,567  
5 MILES - \$73,542  
7 MILES - \$75,079

HOUSEHOLDS



3 MILES - 14,053  
5 MILES - 23,014  
7 MILES - 27,967

**TRAFFIC COUNTS:** ROUTE 30 (LINCOLN HIGHWAY) : 25,000 VPD



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

BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE  
717-843-5555  
www.bennettwilliams.com



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.

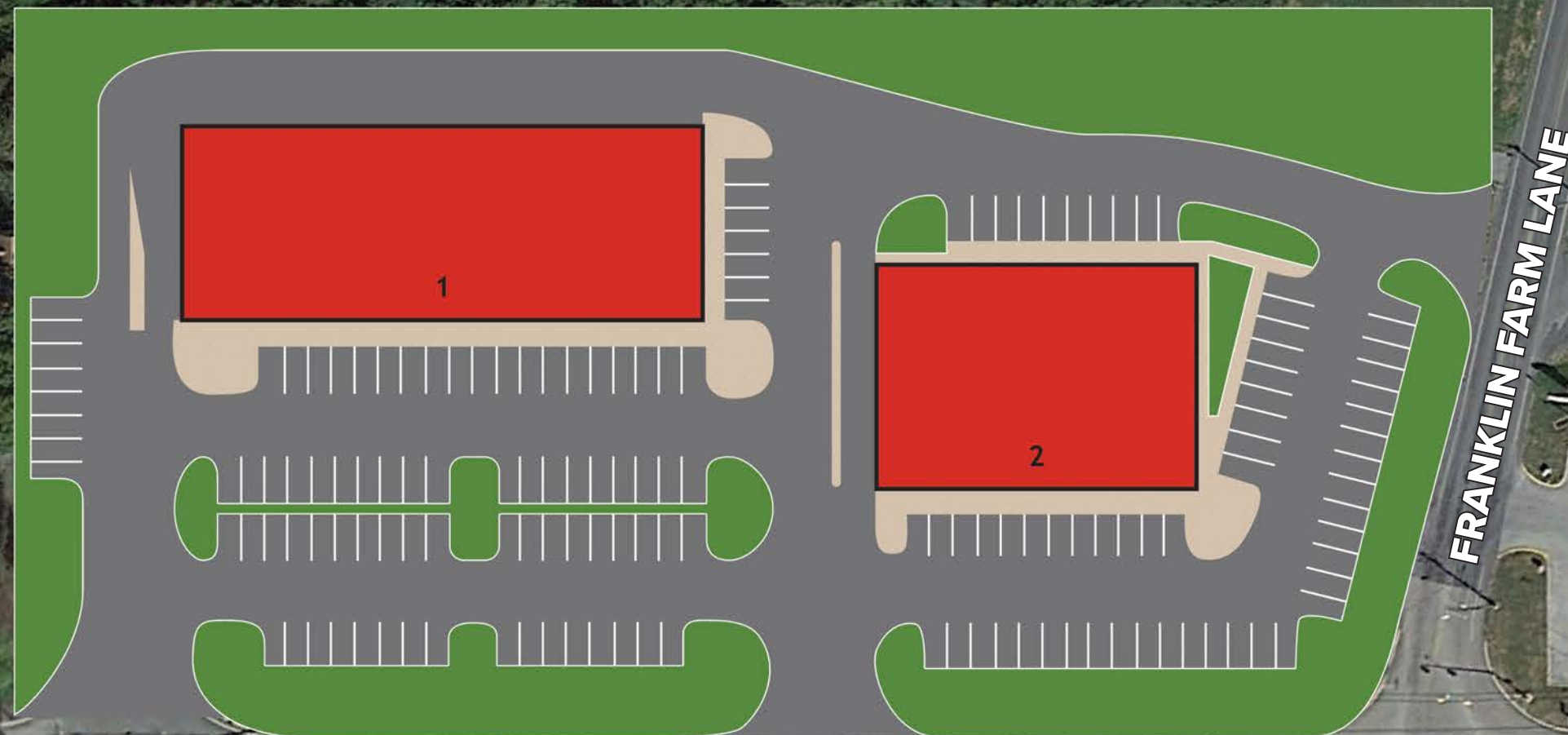


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## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	AVAILABLE	1,500-10,540
2	AVAILABLE	1,500-15,000



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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**Bennett Williams**  
RETAIL

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