

Gateway Plaza

Gateway Avenue | Chambersburg, PA 17201

Available
±3,000 SF PAD SITE



Property Overview

Gateway Plaza is a retail development ideally located directly off of I-81 (66,000 VPD) along the Gateway Avenue, Norland Avenue & Walker Road corridor. Gateway Plaza is located in the heart of the retail market in Chambersburg. Surrounded by retailers such as Giant, Target, Kohl's, Michael's, NJ's, Texas Roadhouse, Chipotle, Starbucks and more. The convenient location of this land and the vast amount of growth in the market make it a great location for any retailer.

Location

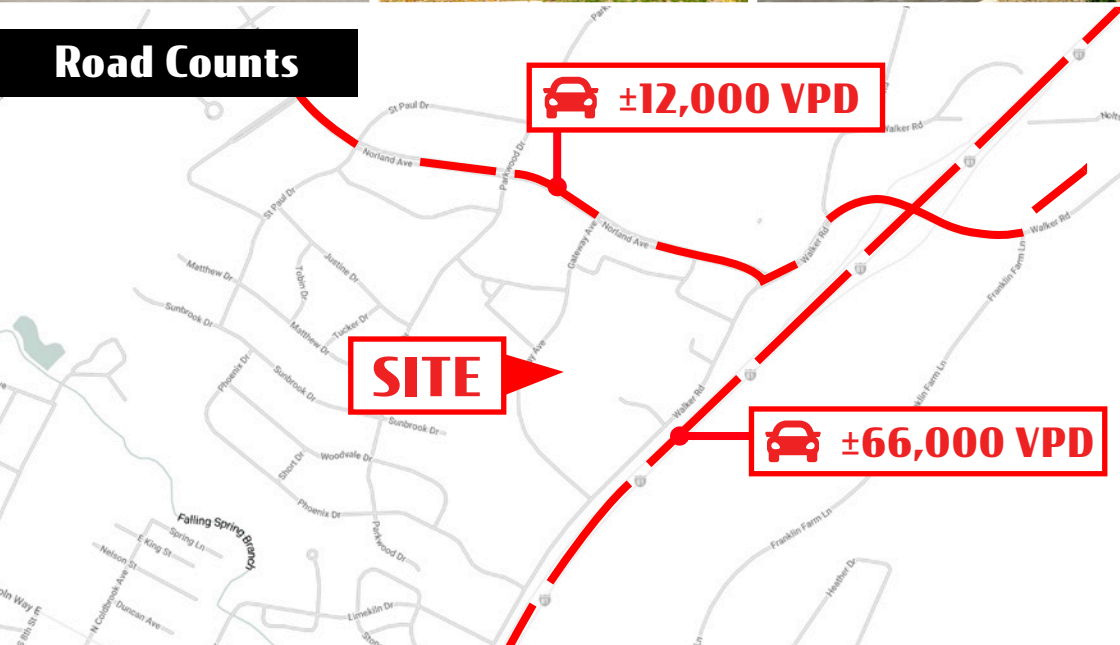
The strategically positioned Gateway Plaza benefits from two (2) different points of access along Gateway Avenue, one of which are signalized. The project also benefits from having visibility along Interstate 81 (66,000 VPD). The site is ideally located in the Walker Road/Norland Avenue corridor of the Chambersburg market which has seen immense amounts of growth over the past 10 years. Gateway Plaza 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, Gateway Plaza 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 within 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.

Road Counts



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,716	54,849	68,700
TOTAL EMPLOYEES	19,291	26,148	27,976
AVERAGE HHI	\$74,519	\$81,139	\$81,611
TOTAL HOUSEHOLDS	13,586	22,408	27,979

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Market Aerial



BJ's

SONIC

five BELOW

Target
Annual Visits
1.5M

MOD
Annual Visits
152.1K
2/18 State Ranking

GIANT
Annual Visits
1.5M
22/146 State Ranking

KOHL'S

HNL
Lab Medicine

VAST
VAPOR

ALDI
Annual Visits
379K
8/130 State Ranking

Chick-fil-A

COUNTRY
INN & SUITES
BY MARRIOTT

Patriot
FEDERAL CREDIT UNION

myeyeDR.

BRU-STER'S
real ice cream

MAVIS
DISCOUNT
TIRE

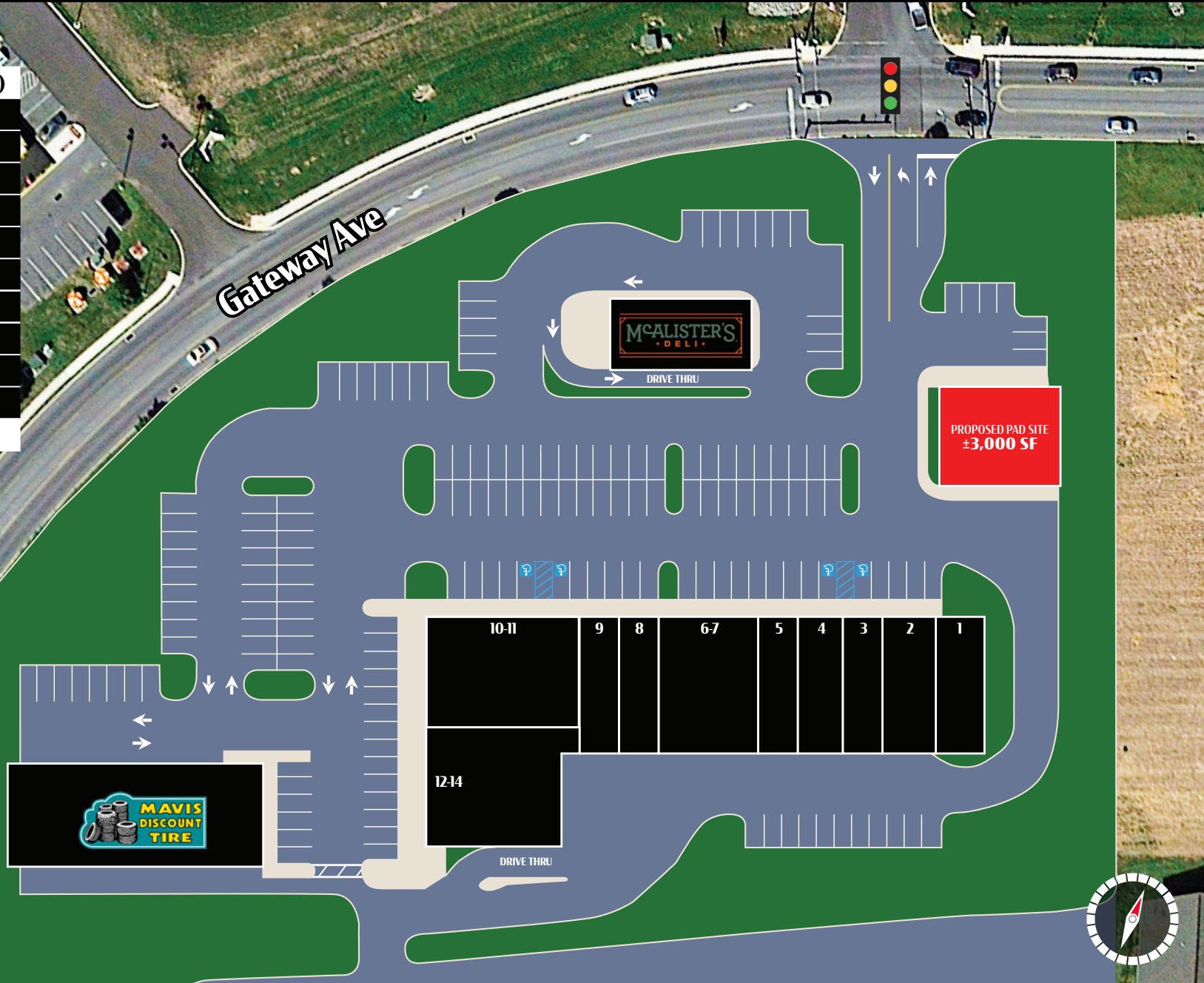
SPRINGHILL SUITES
BY MARRIOTT

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Site Plan

#	TENANT	AREA (SF)
1	Lab corp	1,680
2	Chinese Restaurant	2,030
3	Seafood Restaurant	1,330
4	Vape	1,680
5	Nail Salon	1,680
6-7	Pet Store	3,700
8	Sweet Rolled Tacos	1,330
9	Sky Body Work	1,680
10-11	Mexican Restaurant	3,800
12-14	Recruiting Office	4,400
CENTER TOTAL		23,310



Market Aerial



Chambersburg Crossing

Walker Road Shoppes

Chambersburg Square

Gateway Plaza

Gateway Center

TEXAS

Pavillion Shoppes at Gateway

WELLSPAN HEALTH

TACO BELL

Walgreens

AutoZone

McDonald's

Advance Auto Parts

Pizza Hut

KFC

Perkins

POPEYES

Guilford Square

Chambersburg Plaza

Chambersburg Area Middle School

Franklin Center

LOWE'S

Lincoln East SC

Walmart



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 innovation Blvd, Suite 205
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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.

