

# North Chambersburg Village Center

540 GATEWAY AVENUE | CHAMBERSBURG, PA | 17201



## PROPERTY OVERVIEW

**North Chambersburg Village Center** is a 219,251 square foot, grocery anchored shopping center ideally located directly off of I-81 (52,000 CPD) along Gateway Avenue. This project is known to be one of the primary shopping destinations in the Chambersburg market because of its nationally known anchor, BJ's Wholesale. The project offers up to 3 separate pad sites with ample road frontage along Gateway Avenue. The convenient location of this project and the vast amount of growth in the market make it a great location for any retailer.



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



COMMERCIAL BROKERAGE. *Redefined.*

# North Chambersburg Village Center

540 GATEWAY AVENUE | CHAMBERSBURG, PA | 17201

± 1,200 -  
43,500 SF  
FOR LEASE

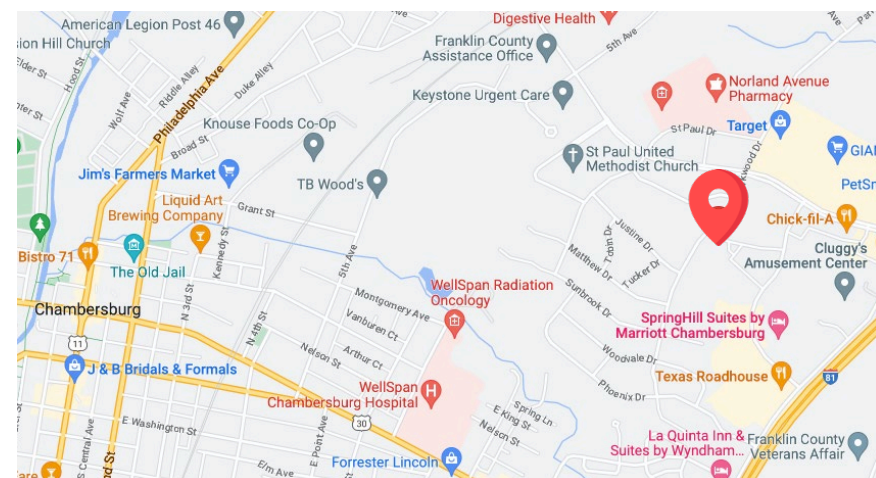
## LOCATION

The strategically positioned North Chambersburg Village Center benefits from four (4) different points of access along Gateway Avenue & Parkwood Road. The project also benefits from being surrounded by traffic generating tenants such as Target, Kohl's, Giant, Aldi, Texas Roadhouse, and many others. 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. North Chambersburg Village Center 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 situated 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, North Chambersburg Village Center shows a 20-minute drive time demographic of over 87,353 people with household income more than \$100,175 and daytime employment demographics equally as strong with 30,811. The demographics within a 10-mile radius include 37,433 people in 15,551 homes, a labor force of 19,085 with an average household income of \$94,539. 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	35,384	54,955	67,575
TOTAL EMPLOYEES	16,665	22,483	25,544
AVERAGE HHI	\$93,996	\$101,548	\$101,401
TOTAL HOUSEHOLDS	14,720	22,539	27,734
TRAFFIC COUNTS: I-83 ± 52,000 VPD   RT 30 ± 25,000 VPD			



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SUITE	TENANT	SF
1	BJ's Wholesale	88,751
2	AVAILABLE	43,500
3	AVAILABLE	1,200 - 20,000
4	AVAILABLE	1 AC
5	AVAILABLE	1 AC



Under Construction



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## MARKET OVERVIEW



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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:

### Blake Shaffer

BShaffer@bennettwilliams.com

### Abe Khan

AKhan@bennettwilliams.com

### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

### Chad Stine

CStine@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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., Suite 201  
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

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

