

NORTH CHAMBERSBURG VILLAGE CENTER

540 Gateway Avenue | Chambersburg, PA | 17201

± 1,200 - 43,500 SF AVAILABLE | FOR LEASE



PROJECT

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.

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 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.



POPULATION



3 MILES - 34,430
5 MILES - 53,911
7 MILES - 66,640

AVERAGE HH



3 MILES - \$55,401
5 MILES - \$69,324
7 MILES - \$70,320

EMPLOYEES



3 MILES - 27,962
5 MILES - 43,689
7 MILES - 53,920

HOUSEHOLDS



3 MILES - 14,085
5 MILES - 21,880
7 MILES - 26,885

TRAFFIC COUNTS: I-83: 52,000 VPD RT 30: 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	BJ'S WHOLESALE	88,751
2	AVAILABLE	43,500
3	AVAILABLE	1,200 - 20,000
4	AVAILABLE	1 ACRE
5	AVAILABLE	1 ACRE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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