

# North Chambersburg Village Center

FOR **LEASE**  
± 1,709 - 43,500 SF

540 GATEWAY AVENUE | CHAMBERSBURG, PA | 17201



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



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY OVERVIEW

North Chambersburg Village Center is a 219,251 square foot, grocery anchored shopping center ideally located directly off 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.



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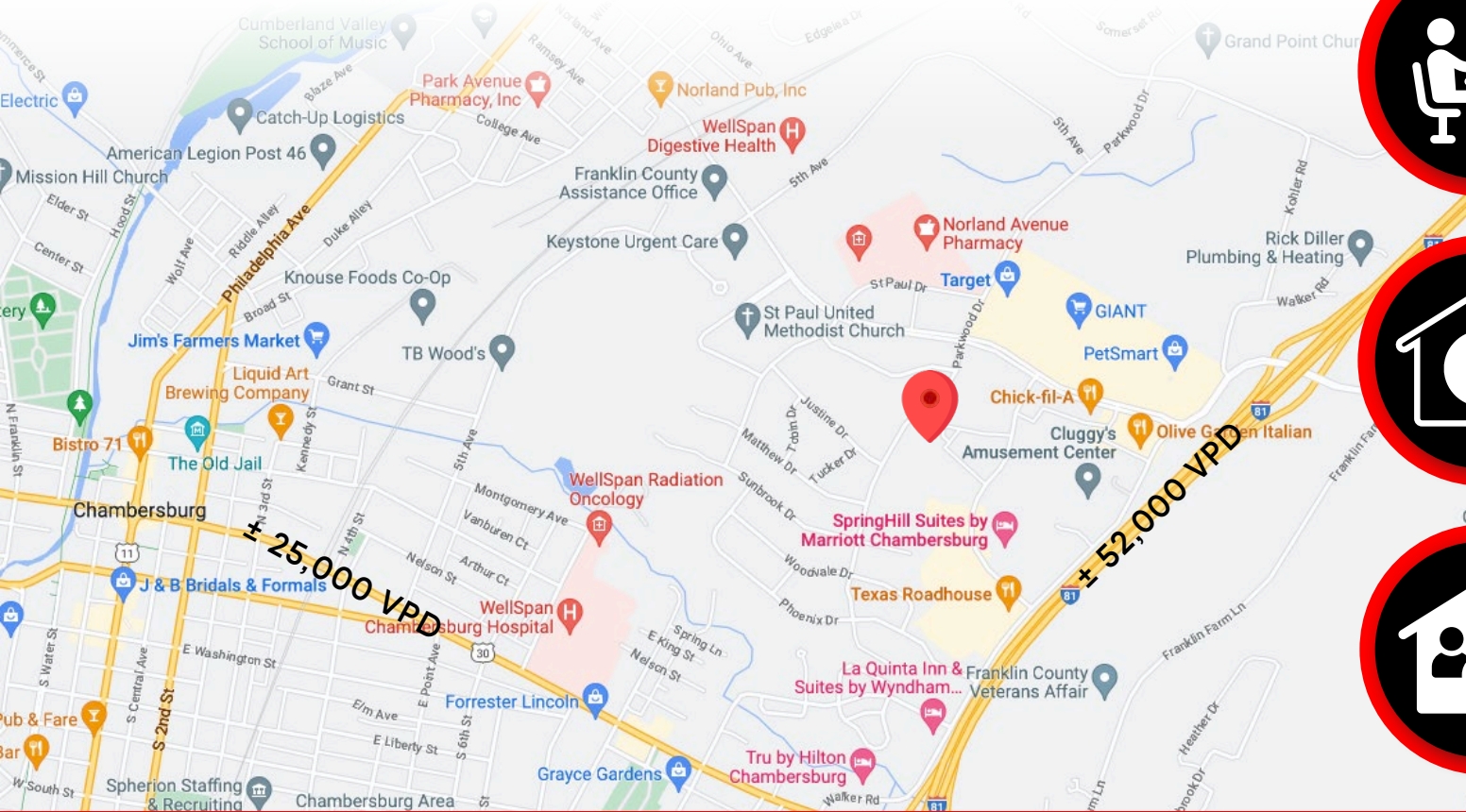
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## TRADE AREA

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.



**POPULATION**  
3 MILE- 35,384  
5 MILE- 54,955  
7 MILE- 67,575



**EMPLOYEES**  
3 MILE- 16,665  
5 MILE- 22,483  
7 MILE- 25,544



**AVERAGE HHI**  
3 MILE- \$93,996  
5 MILE- \$101,548  
7 MILE- \$101,401



**HOUSEHOLDS**  
3 MILE- 14,720  
5 MILE- 22,539  
7 MILE- 27,734



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## SITE PLAN



SUITE	TENANT	SF
1-2	Dave's Hot Chicken	3,620
3	AVAILABLE	1,960
4	AVAILABLE	1,960
5	AVAILABLE	1,709
6	AVAILABLE	1,866
7	AVAILABLE	1,809
8	AVAILABLE	1,712
9	AVAILABLE	1,960
10	AVAILABLE	1,960
11	Crumbl	1,762
12	AVAILABLE	1,858
13	AVAILABLE	1 AC
14	BJ's wholesale	88,751
15	AVAILABLE	43,500



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## MARKET OVERVIEW



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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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

