

# PAVILION SHOPPPES AT GATEWAY

Walker Road | Chambersburg, PA | 17201

AVAILABLE  
± 1,892 SF



JOIN RETAILERS

UPTOWN  
CHEAPSKATE



± 1,892 SF FORMER RESTAURANT  
AVAILABLE FOR LEASE



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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# OVERVIEW

Pavilion Shoppes at Gateway is a 9,000 square foot, new construction retail shopping center ideally located directly off of Walker Road & Gateway Avenue in Chambersburg, Pa. This project is located within the heart of the retail corridor in the fast-growing Chambersburg market. The site benefits from having great visibility along I-81 (52,000 VPD), as well as being located along Walker Road which provides direct access to Route 30 (25,000 VPD). This project provides retailers the opportunity to break into a highly sought after retail corridor with little availability remaining. With its close proximity to traffic generating retailers such as Target, Giant, PetSmart, Kohl's, Starbucks and more, this project would be a great location for any use.

## LOCATION

The strategically positioned, Pavilion Shoppes at Gateway benefits from having visibility along I-81 (52,000 VPD). The center has 2 separate, full access points, one of which is from the Gateway Shopping Center parking lot. The Walker Road corridor has seen an immense amount of growth over the past 10 years with the development of major retail projects including the Target & Giant anchored power center, Chambersburg Crossing. Located in the Borough of Chambersburg, the project is located within a fast-growing market of residential, retail and warehouse distribution.



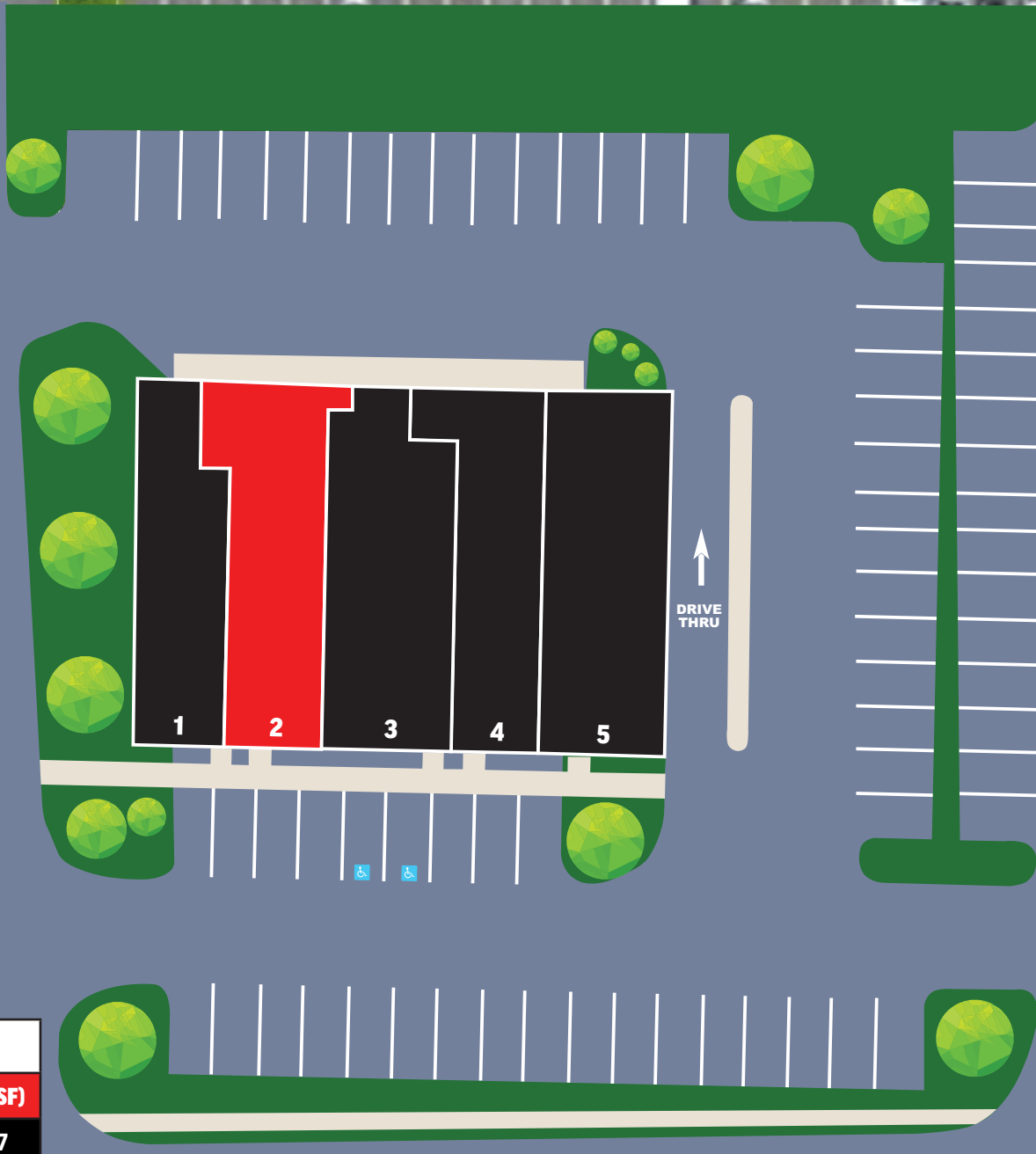
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,444	49,486	66,466
TOTAL EMPLOYEES	27,300	32,870	34,496
AVERAGE HHI	\$55,921	\$58,545	\$57,086
TOTAL HOUSEHOLDS	13,611	20,430	27,138
TRAFFIC COUNTS: I-81 - 52,000 VPD			

## TRADE AREA

Adding to the stability of the mall, Capital City Mall shows a 20-minute drive time demographic of over 254,840 people with household incomes of more than \$81,092 and daytime employment demographics equally as strong with 183,813. The demographics within a 10-mile radius include 347,324 people in 148,940 homes, a labor force of 282,929 with an average household income of \$81,077. The area's growth since 2000 has increased over 17.3% with 25,742 new homes.



# SITE PLAN



## TENANT ROSTER

SPACE	TENANT	Area (SF)
1	Jersey Mike's	1,617
2	AVAILABLE (former restaurant)	1,892
3-4	Uptown Cheapskate	3,500
5	Moe's Southwest Grill	2,606



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# MARKET AERIAL



## Chambersburg Square



## North Chambersburg Village Center



## Gateway Center



## Chambersburg Crossing



## Walker Road Shoppes



## Pavillion Shoppes at Gateway



## Chambersburg Plaza



## Guilford Square



## Lincoln East SC



## Franklin Center



## Chambersburg Area Middle School



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

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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.

