

PAVILION SHOPPES AT GATEWAY

Walker Road | Chambersburg, PA | 17201



AVAILABLE
± 1,892 SF

± 1,892 SF AVAILABLE | FOR LEASE

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COMMERCIAL BROKERAGE. *Redefined.*

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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.

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.

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



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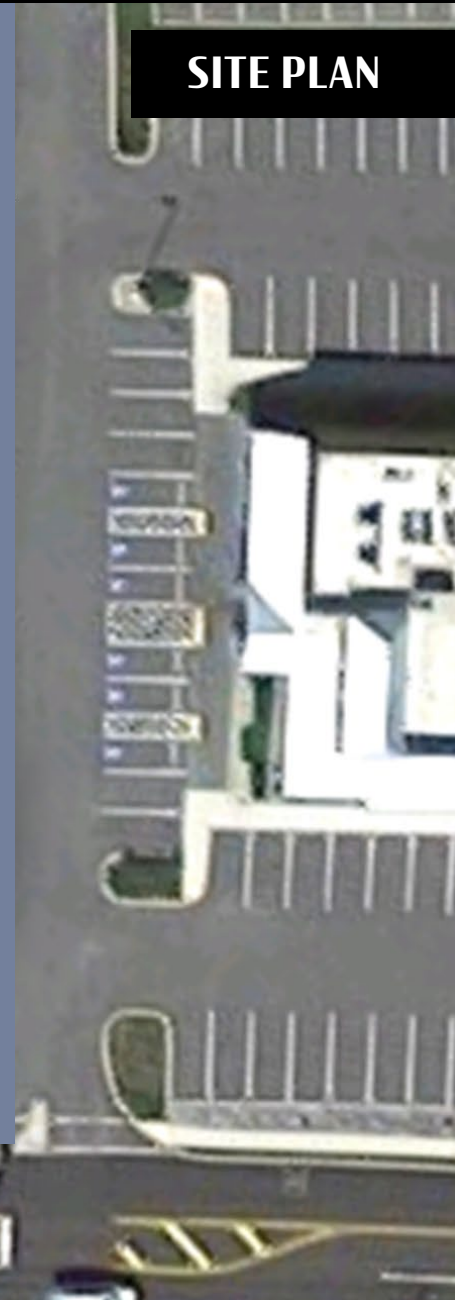
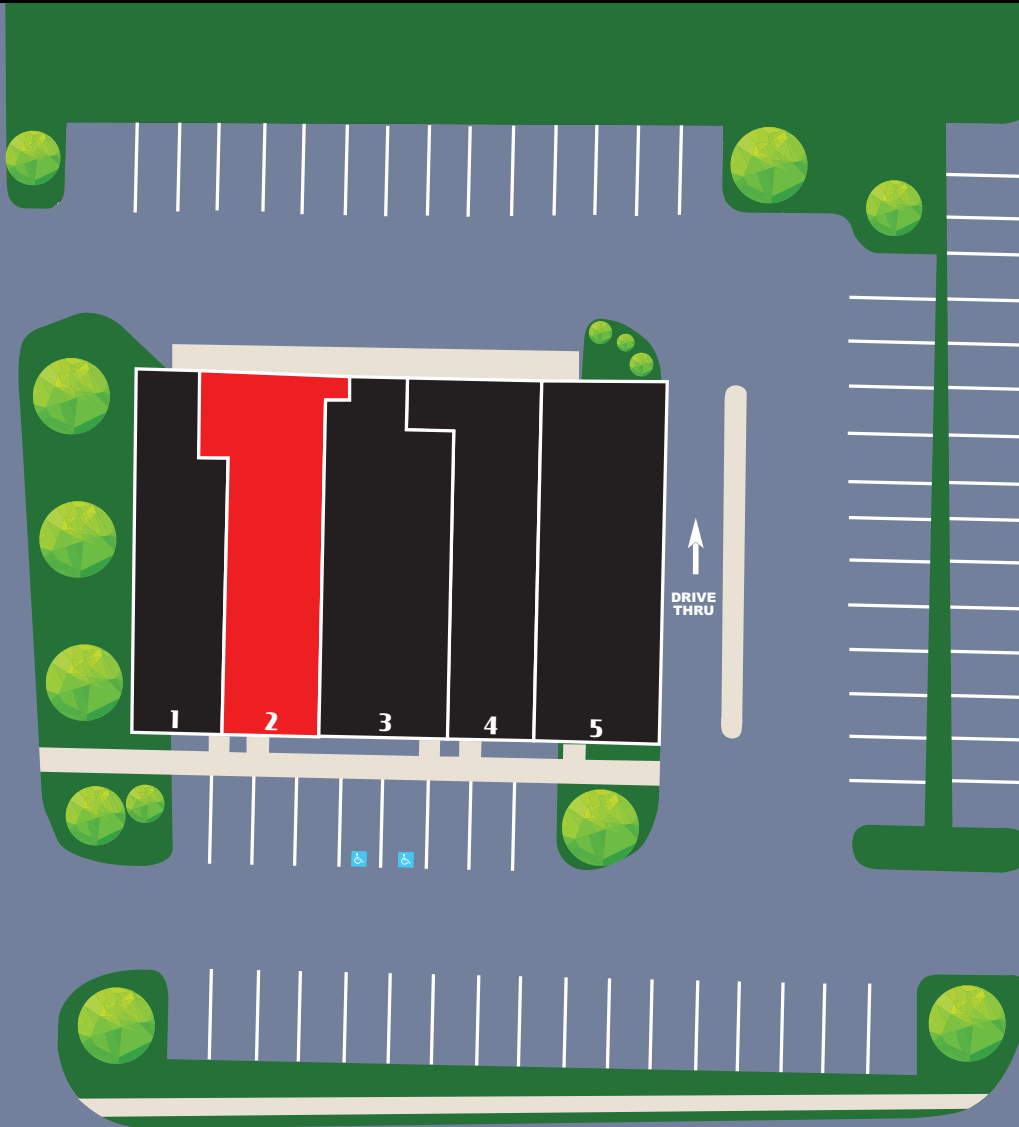
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SITE PLAN



TENANT ROSTER

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



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MARKET OVERVIEW



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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.

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:

Ashlee Lehman

ALehman@bennettwilliams.com

Blake Shaffer

BShaffer@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

CONTACT US

717.843.5555 | www.bennettwilliams.com

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

