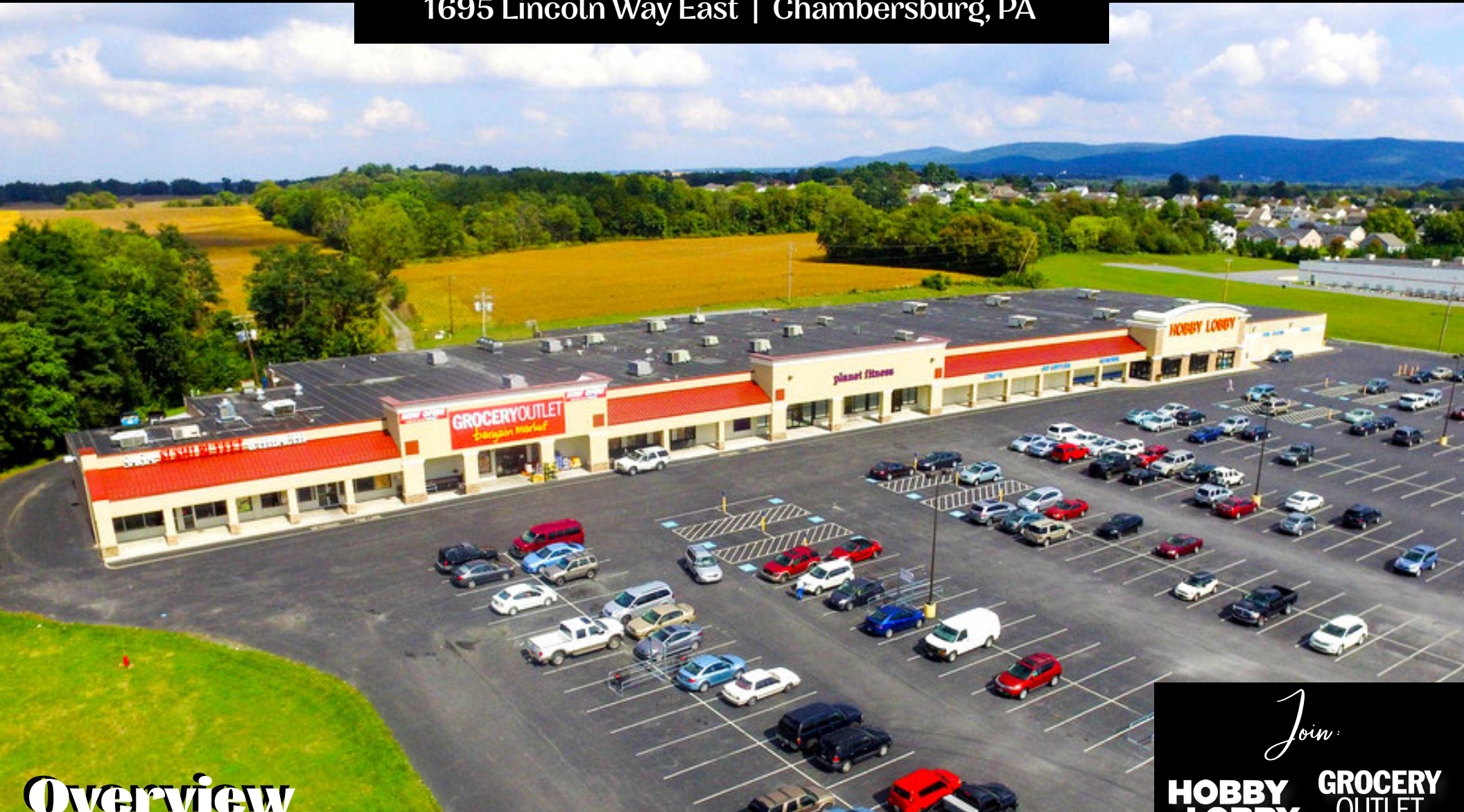


± 1.5 ACRES

Chambersburg Plaza

1695 Lincoln Way East | Chambersburg, PA

FOR LEASE



Overview

Chambersburg Plaza is a shopping center ideally located along Lincolnway East (Route 30) in Chambersburg, PA. The center is anchored by Grocery Outlet, with co-tenants such as Hobby Lobby, Planet Fitness, and Arby's, to name a few. The project is well maintained and provides plenty of parking for the traffic generating mix of tenants, which makes Chambersburg Plaza great for any type of user.



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

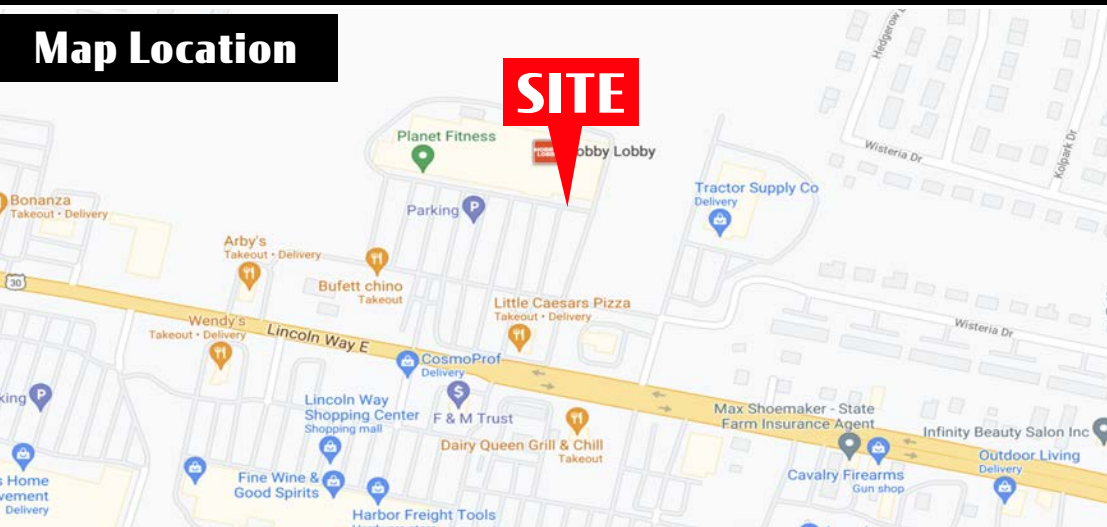
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

Chambersburg Plaza

1695 Lincoln Way E | Chambersburg, PA 17202

Available For Lease

Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	28,235	52,715	69,902
TOTAL EMPLOYEES	23,229	42,911	56,806
AVERAGE HHI	\$79,327	\$77,091	\$78,758
TOTAL HOUSEHOLDS	11,706	21,794	28,479
TRAFFIC COUNTS: RT 30 - 17,544 VPD			

LOCATION: Chambersburg Plaza is strategically located along Route 30 (17,544 VPD) with great visibility and pylon signage. The center provides near-by access to I-81 (52,000 VPD) and benefits from high-volume traffic flow of Route 30, which is one of the main East-West thoroughfares of the Chambersburg market. Surrounding the center are major traffic generating developments such as Franklin Center, Hillside East Plaza, and Lincoln Way East Plaza, to name a few. The trade area extends over 5 miles, which brings in an expansive customer base. With high concentration of traffic driven by the surrounding retail market as well as the major highway, the center pulls from the immediate and surrounding areas.

TRADE AREA: The stability of Chambersburg Plaza is attributed to the 20-minute drive time demographic of over 71,396 people with household incomes of more than \$76,751 and daytime employment demographics equally as strong with 48,075. The demographics within a 10-mile radius include 90,266 people in 37,168 homes, a labor force of 73,180 with an average household income of \$76,274. The areas growth has increased 21.0% with over 7,812 new homes. The center benefits from a 10-mile radius household expenditure of \$2.17 Billion.



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

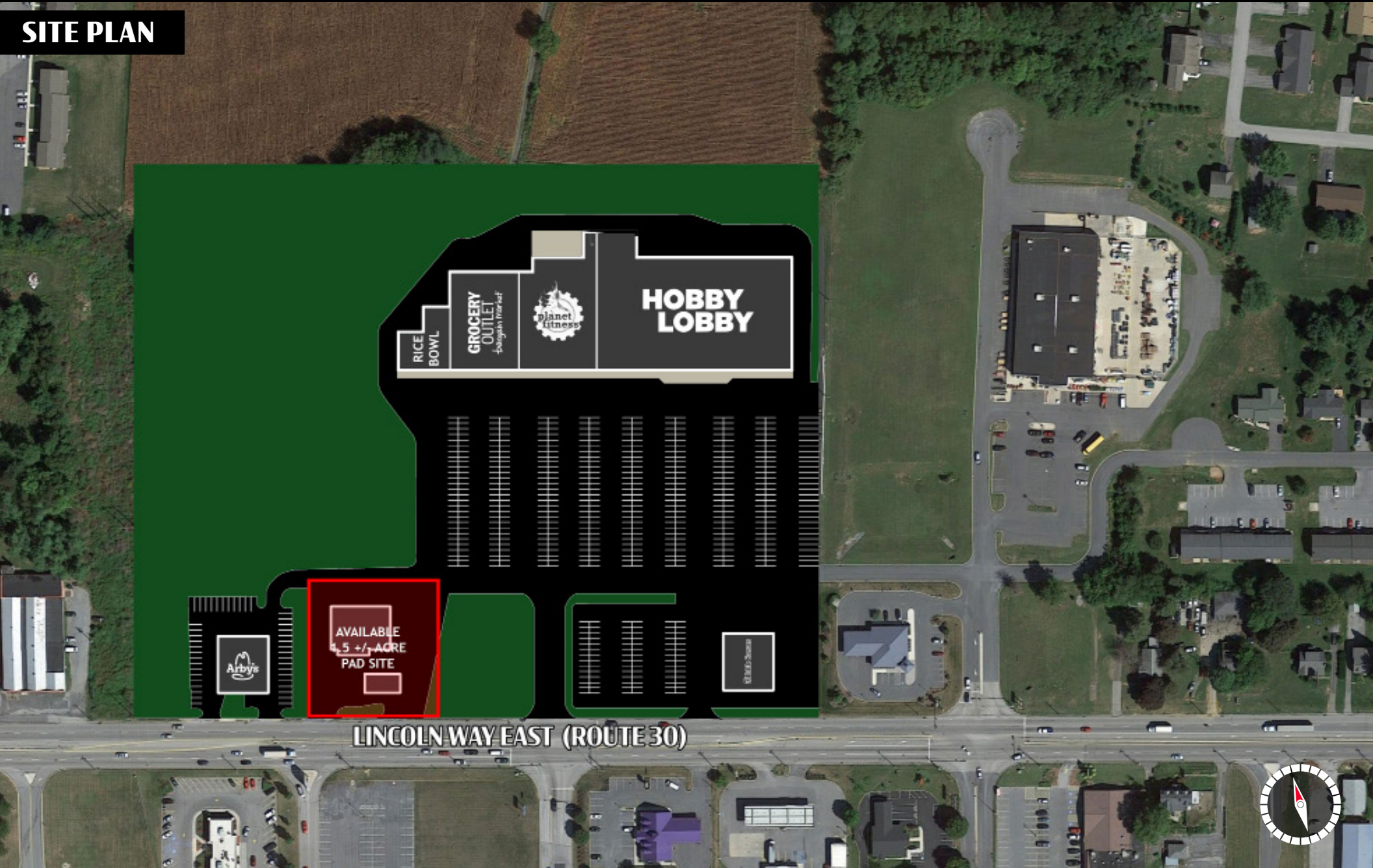
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Chambersburg Plaza

1695 Lincoln Way E | Chambersburg, PA 17202

Available For Lease

SITE PLAN



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

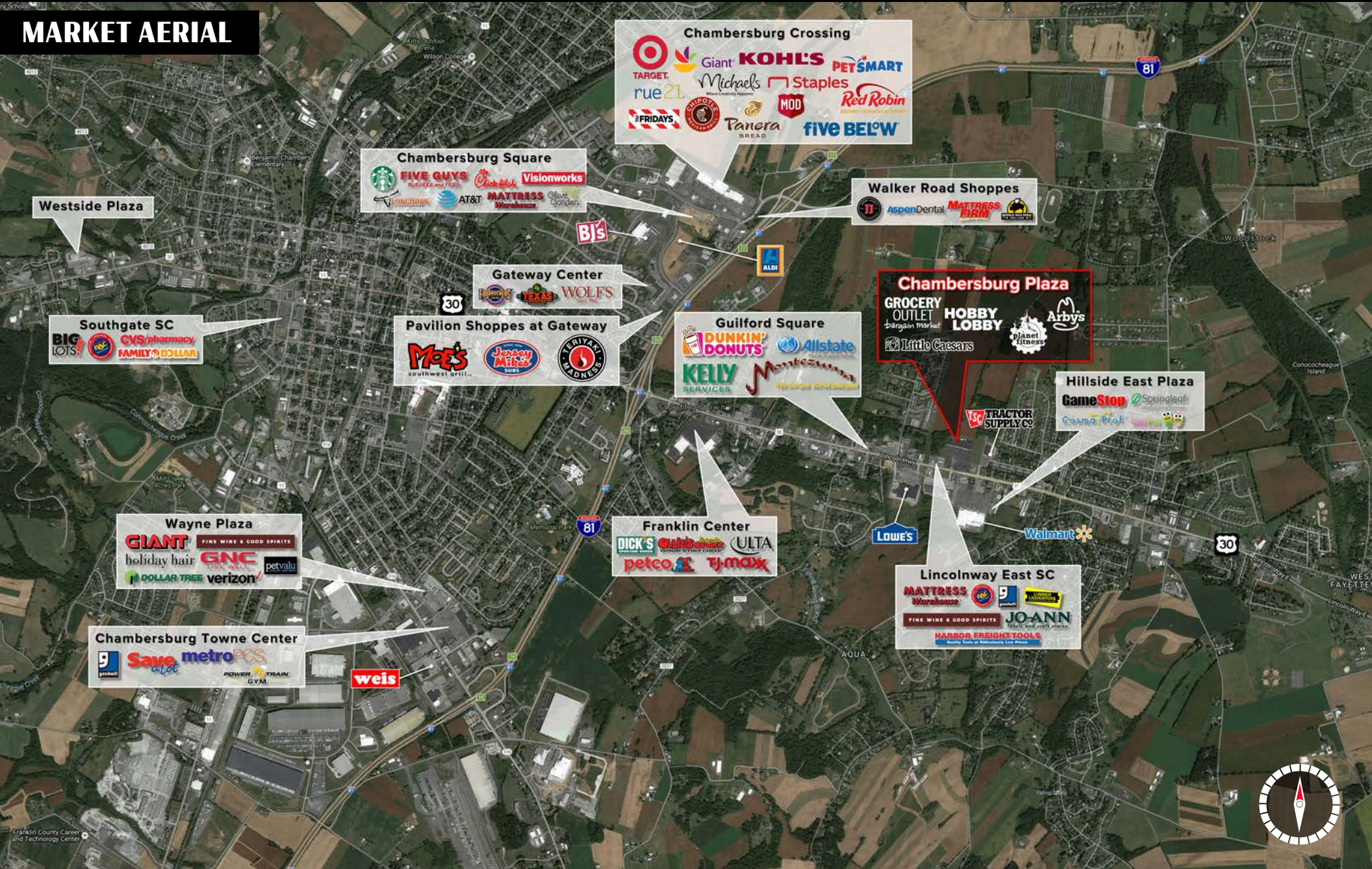
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Chambersburg Plaza

1695 Lincoln Way E | Chambersburg, PA 17202

Available For Lease

MARKET AERIAL



BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK