

CHAMBERSBURG PLAZA

1695 LINCOLN WAY EAST | CHAMBERSBURG, PA



**± 1 ACRE
FOR LEASE**

JOIN: HOBBY LOBBY



**GROCERY
OUTLET**
bargain market

Little Caesars



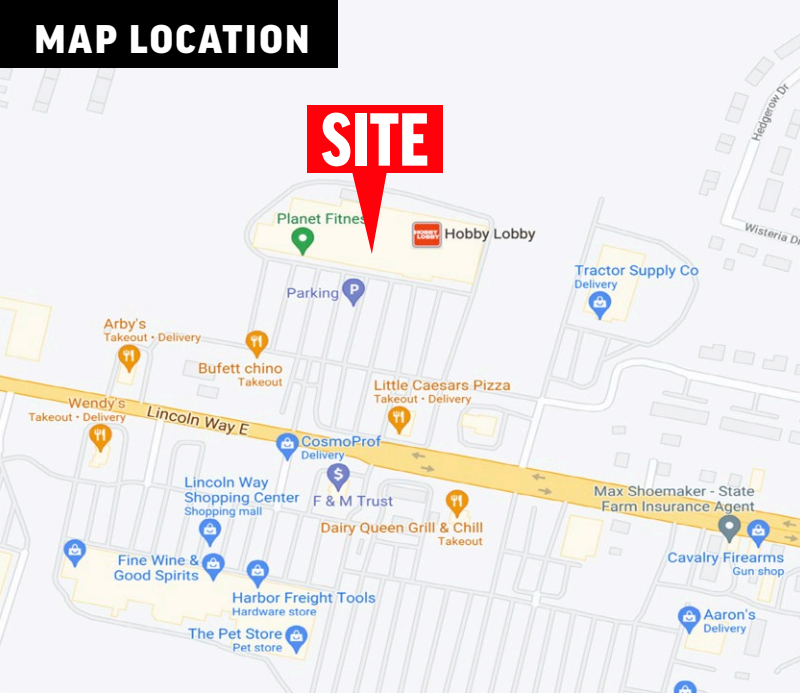
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MAP LOCATION



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.

LOCATION: Chambersburg Plaza is strategically located along Route 30 (17,544 VPD) with great visibility and pylon signage. The center provides nearby 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.

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 - 20,000 VPD			



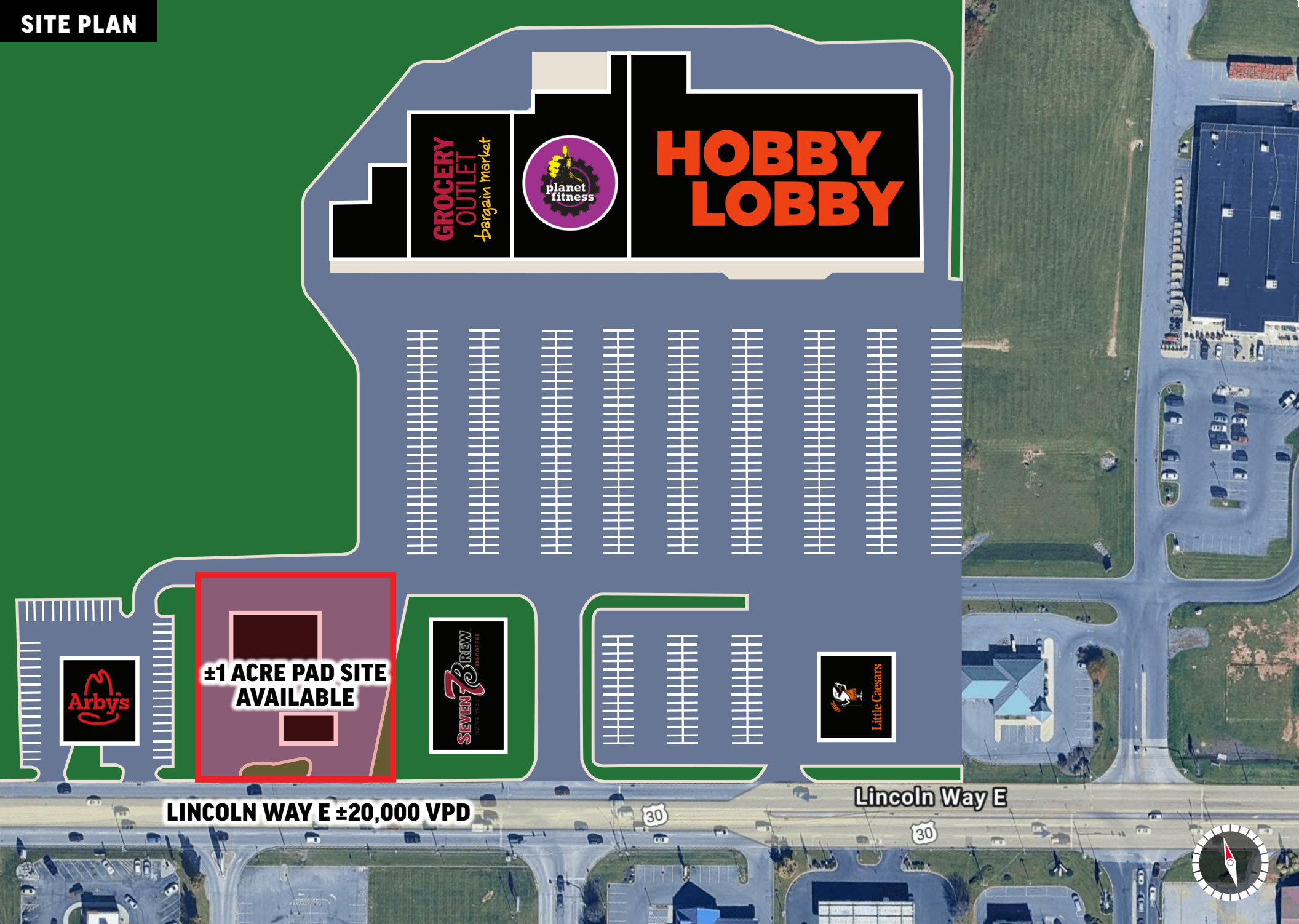
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SITE PLAN



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MARKET AERIAL



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

LISTING AGENTS:



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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.

