

GUILFORD TOWN SQUARE

1495 LINCOLNWAY EAST | CHAMBERSBURG, PA | 17201

KENZO
RESTAURANT

MONSTER
BUYBACK & REPAIR

Allstate
You're in good hands.

MONTEZUMA
MEXICAN RESTAURANT

Pretty Eyebrows

AERUS

randstad

DUNKIN'

LINCOLN HWY - \approx 25,000 VPD

1,764 SF
FOR LEASE



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Guilford Town Square is a 26,703 square foot retail shopping center ideally located directly off of Lincoln Highway in Chambersburg, Pa. This project is located within the heart of the Route 30 retail corridor in the fast-growing Chambersburg market. The site benefits from having great visibility along Route 30 (25,000 VPD). Guilford Town Square 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 ULTA, Dick's Sporting Goods, TJ Maxx, Walmart, Dollar Tree and more, this project would be a great location for any use.

LOCATION OVERVIEW

The strategically positioned, Guilford Town Square benefits from having visibility along Route 30 (25,000 VPD). The center has one full access point. The Route 30 corridor has seen an immense amount of growth over the past 10 years with the redevelopment of major retail projects including the Dick's Sporting Goods and TJ Maxx anchored retail center, Franklin Center. Located in Guilford Township, the center is located within a fast-growing market of residential, retail and warehouse distribution.

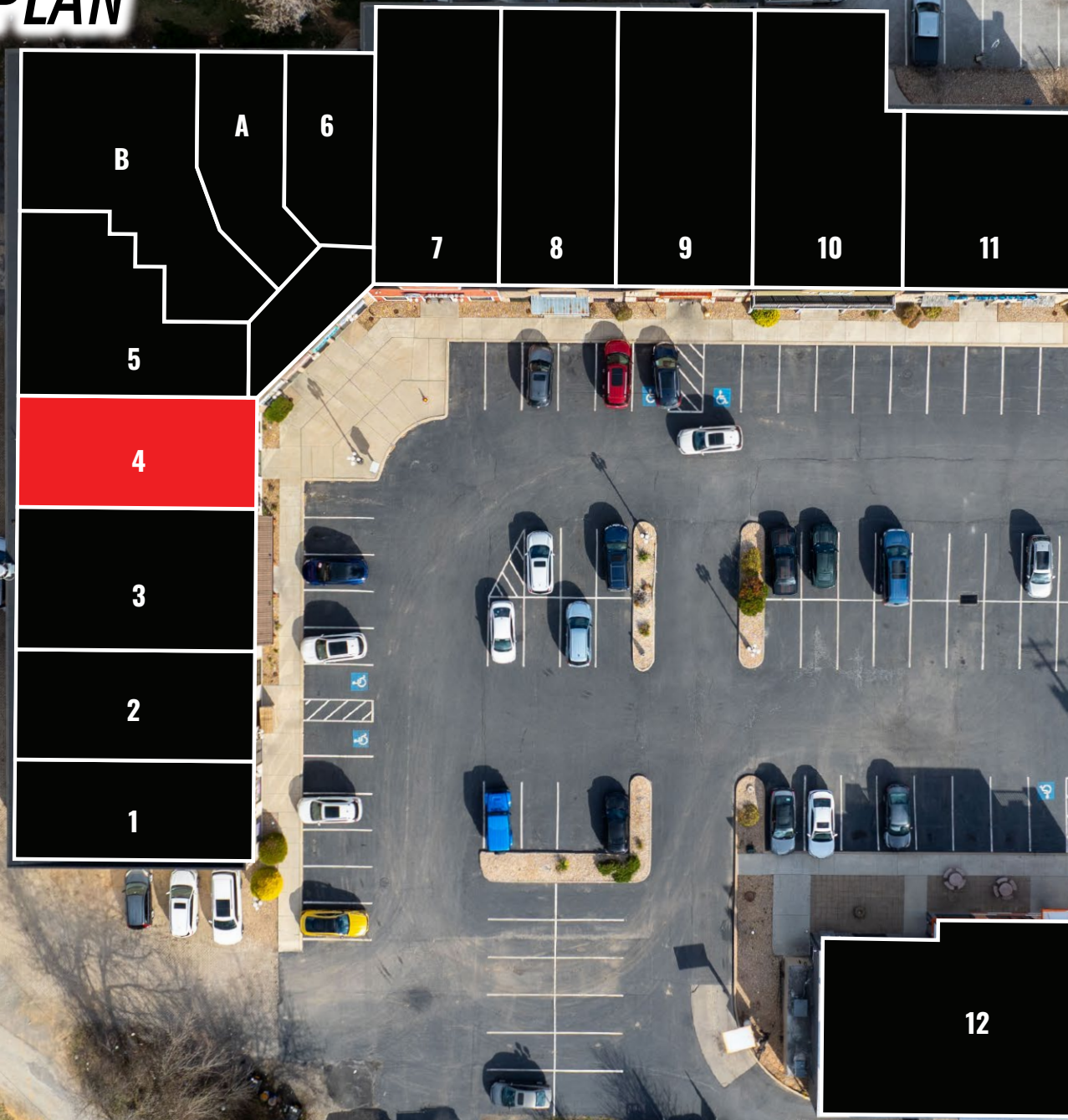
TRADE AREA OVERVIEW

Adding to the stability of the project, Guilford Town Square shows a 20-minute drive time demographic of over 147,210 people with household income more than \$69,876 and day-time employment demographics equally as strong with 64,261. The demographics within a 10-mile radius include 91,351 people in 36,254 homes, a labor force of 42,016 with an average household income of \$71,112. The areas growth has increased over 22.4% since 2000 with over 6,958 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	31,404	55,037	70,429
TOTAL EMPLOYEES	16,314	23,209	25,986
AVERAGE HHI	\$89,522	\$96,975	\$99,292
TOTAL HOUSEHOLDS	13,006	22,583	28,904
TRAFFIC COUNTS: Lincoln Hwy - 25,000 VPD I-81 - 58,000 VPD			



SITE PLAN



SUITE	TENANT	SF
1	T NAILS	
2	GRILL KABOB	
3	KENZO RESTAURANT	
4	AVAILABLE	1,764
5	MONSTER BUY BACK	
6	CHAMBERSBURG SCREEN PRINTING	
7	ALLSTATE	
8	PRETTY EYEBROWS	
9	MOTEZUMA'S	
10	AERUS	
11	RANDSTAD	
12	DUNKIN	
A	LIVING PROOF TATTOO	
B	TACTICAL COMBAT ACADEMY	



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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



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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.

