

# GUILFORD TOWN SQUARE

1495 LINCOLNWAY EAST | CHAMBERSBURG, PA | 17201



**KENZO**  
RESTAURANT

**MONSTER**  
BUYBACK & REPAIR

**Allstate**  
You're in good hands.

**MONTEZUMA**  
MEXICAN RESTAURANT

**AERUS**

**randstad**

**DUNKIN'**

**LINCOLN HWY - ~25,000 VPD**

**1,764 SF  
FOR LEASE**



**BLAKE SHAFFER | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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# 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

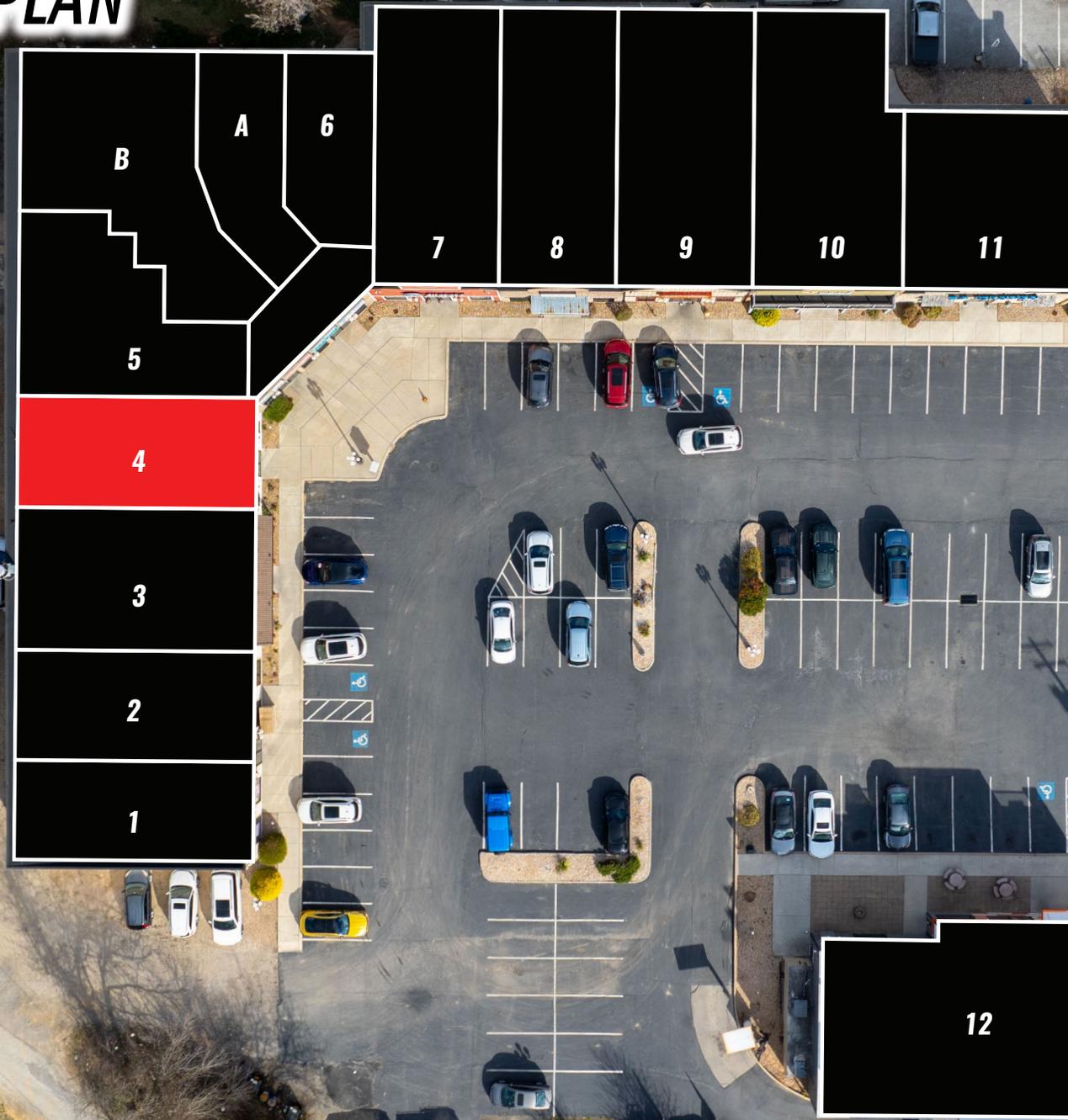
Adding to the stability of the project, Guilford Town Square shows a 20-minute drive time demographic of over 147,210 people with household income more than \$69,876 and day-time employment demographics equally as strong with 64,261. The demographics within a 10-mile radius include 91,351 people in 36,254 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



**WESTSIDE PLAZA**

Surplus City INC.  
holiday hair

**DOLLAR GENERAL**

Pizza Hut

**SOUTH GATE**

FAMILY DOLLAR  
BIG LOTS!

CVS pharmacy

THE SALVATION ARMY

RITE AID

Dominos

Firestone  
COMPLETE AUTO CARE

Wendy's

WELLSPAN HEALTH

**GATEWAY CENTER**

Ashley HOMESTORE  
TODD'S

B.J.'s

ALDI

SHEETZ

McDonald's

Advance Auto Parts

Pizza Hut

**WAYNE PLAZA**

GIANT FINE WINE & GOOD SPIRITS  
DOLLAR TREE PAPA JOHN'S  
verizon Jackson Hewitt TAX SERVICE

**FRANKLIN CENTER**

DICK'S SPORTING GOODS OLLIE'S ULTA  
petco TJ-maxx

**CHAMBERSBURG TOWNE CENTER**

goodwill Rural King Save a Lot  
POWER TRAIN

Applebee's GRILL + BAR

DUNKIN'

Arby's

weis

Bob Evans

ROCKY HORROR BARREL

**CHAMBERSBURG CROSSING**

Target GIANT KOHL'S  
rue21 Michaels Staples  
five BELOW Panera BREAD MOD  
CHIPOTLE MEXICAN GRILL Red Robin PETSMART  
Red Robin GRILL & BREWERY

**WALKER ROAD SHOPPES**

BUFFALO WILD WINGS PIVOT AspenDental  
ZALES THE DIAMOND STORE MATTRESS FIRM

**CHAMBERSBURG SQUARE**

Starbucks FIVE GUYS Visionworks Olive Garden Chick-fil-ee AT&T  
BURGERS and FRIES THE BREADHOUSE

**PAVILLION SHOPPES AT GATEWAY**

MOE'S SUMMER GRILL Jersey Mike's SUBS  
SUNNY'S CONES

**CHAMBERSBURG PLAZA**

GROCERY OUTLET HOBBY LOBBY  
Bargain Market Planet Fitness  
Little Caesars Arby's

**GUILFORD TOWN SQUARE**

MONSTER randstad Allstate  
DUNKIN' MONTEZUMA Pretty Eyebrows KENZO RESTAURANT

LOWE'S

**LINCOLN EAST SC**

Habitat for Humanity ReStore JOANN HARBOR FREIGHT TOOLS  
FINE WINE & GOOD SPIRITS MATTRESS Warehouse

Walmart

# 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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REPRESENTATION

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REPRESENTATION

INVESTMENT  
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PROPERTY  
MANAGEMENT



## 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.

