

GUILFORD TOWN SQUARE

1495 Lincolnway East | Chambersburg, PA | 17201

± 1,764 SF AVAILABLE | FOR SALE OR LEASE



PROJECT

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

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

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 daytime 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.

JOIN

DUNKIN'

Allstate
You're in good hands.

POPULATION		1 MILES - 2,643 5 MILES - 52,133 10 MILES - 95,505	EMPLOYED		1 MILES - 3,329 5 MILES - 25,299 10 MILES - 32,149		
	AVERAGE HHI			1 MILES - \$91,015 5 MILES - \$67,720 10 MILES - \$68,129	HOUSEHOLDS		1 MILES - 1,020 5 MILES - 21,500 10 MILES - 38,224
		TRAFFIC COUNTS: LINCOLNWAY EAST: 25,000 VPD					

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

MARK JACOBS | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

GUILFORD TOWN SQUARE

1495 Lincolnway East | Chambersburg, PA | 17201

TENANT ROSTER		
SPACE	TENANT	AREA (SF)
1	T NAILS	1,850
2	GRILL KABOB	1,375
3	KENZO RESTAURANT	1,850
4	AVAILABLE	1,764
5	MONSTER BUY BACK	3,030
6	CHAMBERSBURG SCREEN PRINTING	3,030
7	ALLSTATE	1,827
8	PRETTY EYEBROWS	1,764
9	MOTEZUMA'S	1,960
10	AERUS	1,853
11	RANDSTAD	1,750
12	DUNKIN DONUTS	2,500
A	UNAVAILABLE	1,000
B	UNAVAILABLE	2,250



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

MARK JACOBS | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

GUILFORD TOWN SQUARE

1495 Lincolnway East | Chambersburg, PA | 17201



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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

MARK JACOBS | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.