

For Lease

LINCOLN WAY

EAST SHOPPING CENTER

1660 Lincoln Way E | Chambersburg, PA 17202

±1,643 - 12,432 SF



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

MATTRESS
Warehouse

FINE WINE & GOOD SPIRITS

Label
\$SHOPPER

Habitat for Humanity
ReStore



Lincoln Way East Shopping Center is a 99,290 square foot shopping center ideally located along Lincoln Way East (Route 30) in Chambersburg, PA. The center includes national traffic generating brands, such as Harbor Freight, Mattress Warehouse, Label Shopper, and AAA, to name a few. The project is well maintained and provides plenty of parking for the traffic generating mix of tenants, which makes Lincoln Way East Shopping Center perfect for any type of user.

LINCOLN WAY EAST SHOPPING CENTER

1660 Lincoln Way E | Chambersburg, PA 17202

For Lease

Location

Lincoln Way East Shopping Center is strategically located along Route 30 (±25,000 VPD) with great visibility and pylon signage. The center provides nearby access to I-81 (58,000 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 Chambersburg 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

Adding to the stability of the project, Lincoln Way East Shopping Center shows a 20-minute drive time demographic of over 147,888 people with household incomes more than \$67,165 and daytime employment demographics equally as strong with 66,711. The demographics within a 10-mile radius include 88,924 people in 35,669 homes, a labor force of 41,502 with an average household income of \$68,646. The area's growth over the last 10 years has increased over 22.4% since 2000 with over 4,565 new homes.



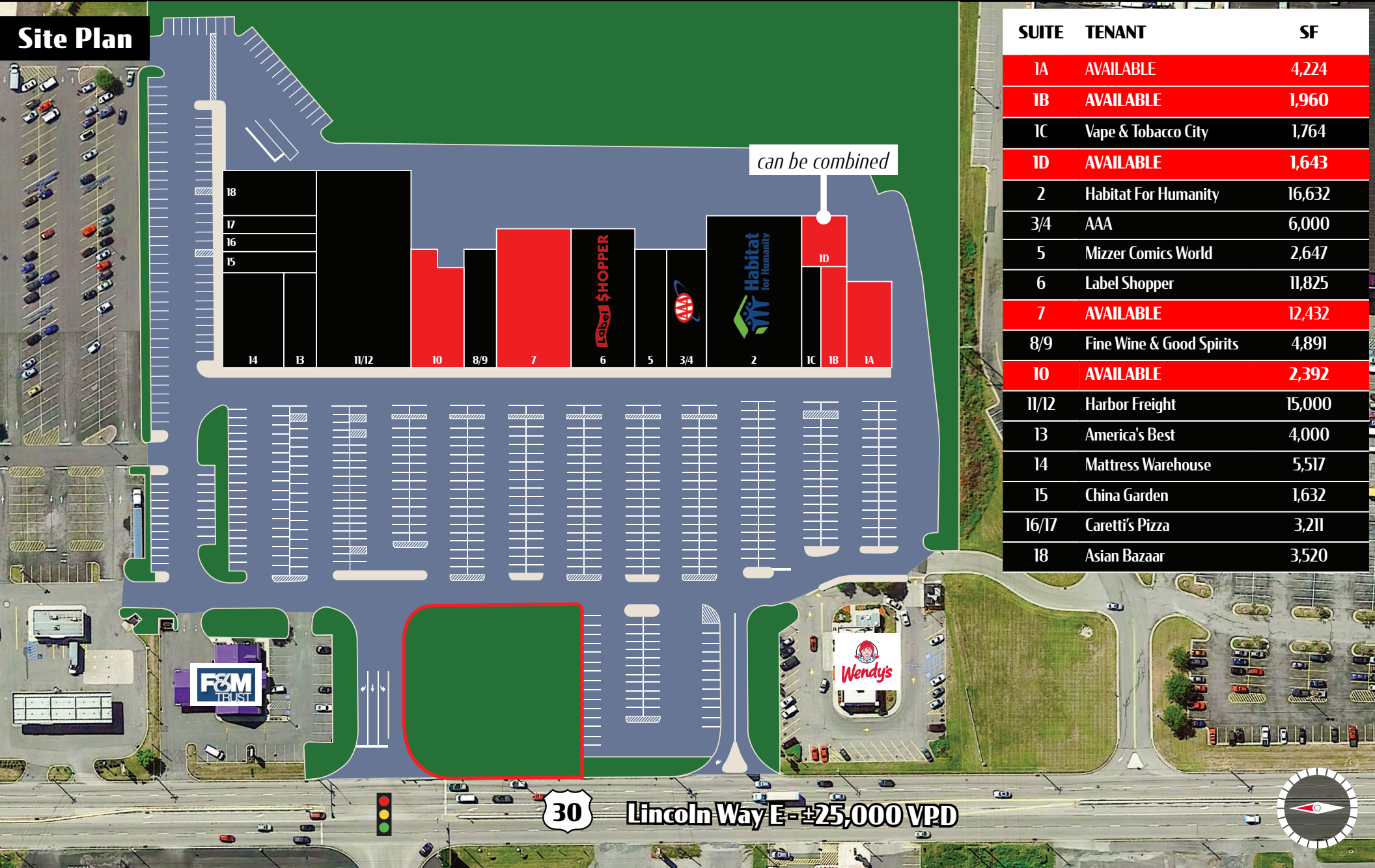
| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 27,832 | 52,988 | 68,874 |
| TOTAL EMPLOYEES | 17,636 | 24,818 | 28,469 |
| AVERAGE HHI | \$84,030 | \$80,940 | \$83,668 |
| TOTAL HOUSEHOLDS | 11,420 | 21,787 | 28,156 |

TRAFFIC COUNTS:
 Lincoln Way East - ± 25,000 VPD | I-81 - ± 58,000 VPD

LINCOLN WAY EAST SHOPPING CENTER

1660 Lincoln Way E | Chambersburg, PA 17202

For Lease



| SUITE | TENANT | SF |
|-------|--------------------------|--------|
| 1A | AVAILABLE | 4,224 |
| 1B | AVAILABLE | 1,960 |
| 1C | Vape & Tobacco City | 1,764 |
| 1D | AVAILABLE | 1,643 |
| 2 | Habitat For Humanity | 16,632 |
| 3/4 | AAA | 6,000 |
| 5 | Mizzer Comics World | 2,647 |
| 6 | Label Shopper | 11,825 |
| 7 | AVAILABLE | 12,432 |
| 8/9 | Fine Wine & Good Spirits | 4,891 |
| 10 | AVAILABLE | 2,392 |
| 11/12 | Harbor Freight | 15,000 |
| 13 | America's Best | 4,000 |
| 14 | Mattress Warehouse | 5,517 |
| 15 | China Garden | 1,632 |
| 16/17 | Caretti's Pizza | 3,211 |
| 18 | Asian Bazaar | 3,520 |



Lincoln Way E = ±25,000 VPD



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

LINCOLN WAY EAST SHOPPING CENTER

1660 Lincoln Way E | Chambersburg, PA 17202

For Lease

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:



Blake Shaffer

BShaffer@bennettwilliams.com



Ashlee Lehman

ALehman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

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.

