

For Lease

±1,643 - 4,000 SF

LINCOLN WAY

EAST SHOPPING CENTER

1660 Lincoln Way E | Chambersburg, PA 17202



FINE WINE & GOOD SPIRITS

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

JOANN

Label SHOPPER

LL Flooring™
LUMBER LIQUIDATORS

MATTRESS Warehouse

Habitat for Humanity
ReStore

Lincoln Way
EAST

Habitat for Humanity ReStore	HARBOR FREIGHT QUALITY TOOLS • LOWEST PRICES
Label SHOPPER	AAA
	JO-ANN fabrics and crafts
	COMICS & WORLD
FINE WINE & GOOD SPIRITS	
LL Flooring LUMBER LIQUIDATORS	

±25,000 VPD

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, Joann Fabric, 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.



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



COMMERCIAL BROKERAGE. *Redefined.*

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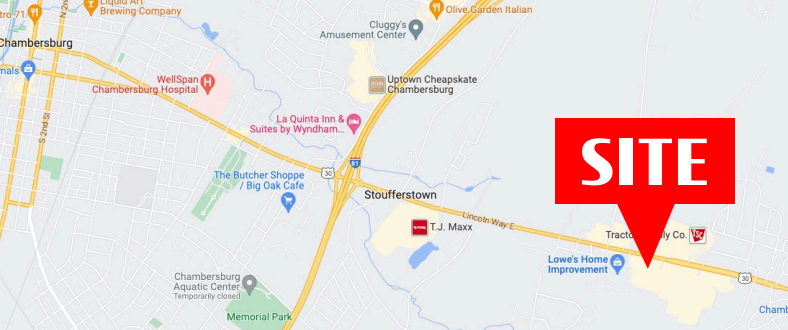


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Location

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.

Local Map



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

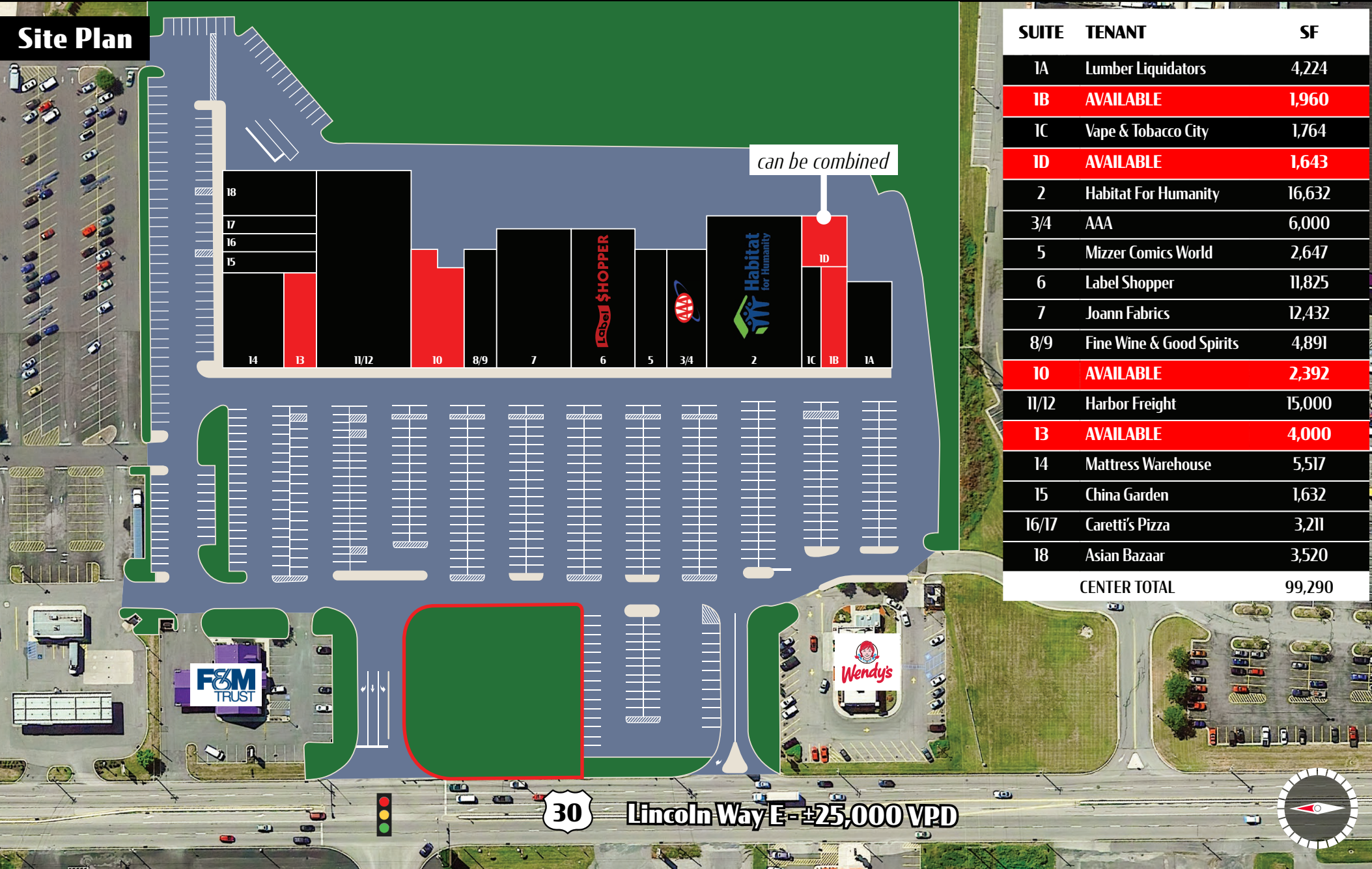
TRAFFIC COUNTS:
 Lincoln Way East - ± 25,000 VPD | I-81 - ± 58,000 VPD

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Site Plan



SUITE	TENANT	SF
1A	Lumber Liquidators	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	Joann Fabrics	12,432
8/9	Fine Wine & Good Spirits	4,891
10	AVAILABLE	2,392
11/12	Harbor Freight	15,000
13	AVAILABLE	4,000
14	Mattress Warehouse	5,517
15	China Garden	1,632
16/17	Caretti's Pizza	3,211
18	Asian Bazaar	3,520
CENTER TOTAL		99,290



Lincoln Way E = ±25,000 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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MARKET AERIAL



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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