

LINCOLNWAY EAST SHOPPING CENTER

1660 Lincolnway East | Chambersburg, PA | 17201

± 1,643 - 5,367 SF AVAILABLE | FOR LEASE



PROJECT

Lincolnway East Shopping Center is a 93,210 square foot shopping center ideally located along Lincolnway East (Route 30) in Chambersburg, PA. The center includes national traffic generating brands, such as Harbor Freight, Mattress Warehouse, Sally Beauty, 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 Lincolnway East Shopping Center perfect for any type of user.

LOCATION

Lincolnway East Shopping Center is strategically located along Route 30 (16,000 VPD) with great visibility and pylon signage. The center provides nearby access to I-81 (52,000 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

The stability of Lincolnway East Shopping Center is attributed to the 20-minute drive time demographic of over 71,396 people with household incomes of more than \$76,751 and daytime employment demographics equally as strong with 48,075. The demographics within a 10-mile radius include 90,266 people in 37,168 homes, a labor force of 73,180 with an average household income of \$76,274. The areas growth has increased 21.0% with over 7,812 new homes. The center benefits from a 10-mile radius household expenditure of \$2.17 Billion.



POPULATION		3 MILES - 27,276	EMPLOYEES		3 MILES - 22,361
		5 MILES - 51,721			5 MILES - 42,074
		7 MILES - 68,272			7 MILES - 55,409
AVERAGE HH		3 MILES - \$72,119	HOUSEHOLDS		3 MILES - 11,601
		5 MILES - \$73,079			5 MILES - 21,900
		7 MILES - \$76,547			7 MILES - 28,497

TRAFFIC COUNTS: LINCOLNWAY E : 16,000 VPD



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

BLAKE SHAFFER | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



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.

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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1A	LUMBER LIQUIDATORS	4,224
1B	AVAILABLE	1,960
1C	AVAILABLE	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 FRIEGHT	15,000
13	AVAILABLE	4,000
14	MATTRESS WAREHOUSE	5,517
15	CHINA GARDEN	1,632
16/17	CARETTI'S PIZZA	3,211
18	AVAILABLE	3,520



ACTIVE MEMBER OF:
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