

1329 Lincoln Way East

Chambersburg, PA | 17202

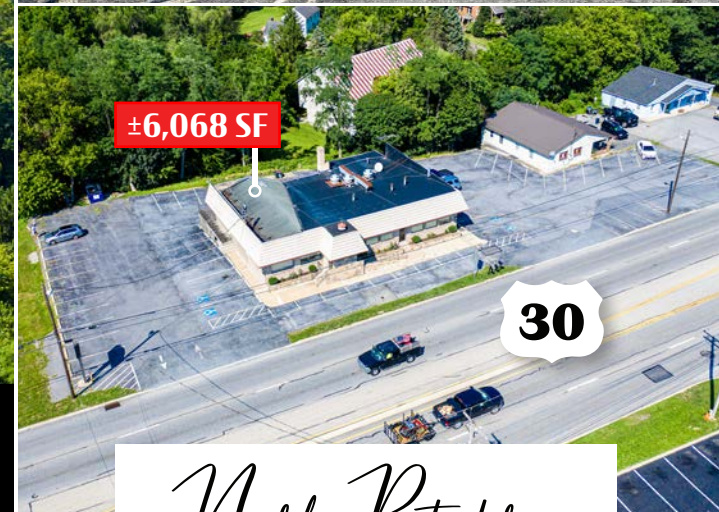
Available For Sale



Property Overview

±6,068 SF
Free Standing Building

1329 Lincoln Way East is 6,068 square-foot free standing restaurant building, located in the Chambersburg, PA market along Lincoln Way East (±20,000 VPD). The site presents a unique opportunity for a user to enter into the growing Chambersburg market with great visibility and access along the main thoroughfare. The property is in close proximity to national retailers such as, T.J. Maxx, Sheetz, Dollar Tree, Petco, and Dunkin, amongst many others



Nearby Retailers



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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Location

Along with its great visibility and access along Lincoln Hwy, the site also is in close proximity to I-81 (58,000 VPD) which draws in traffic from multiple market points. The site also benefits from a demographic area that extends more than 5 miles. The former restaurant is strategically positioned in a central location near major thoroughfares surrounded by dense residential and commercial areas.

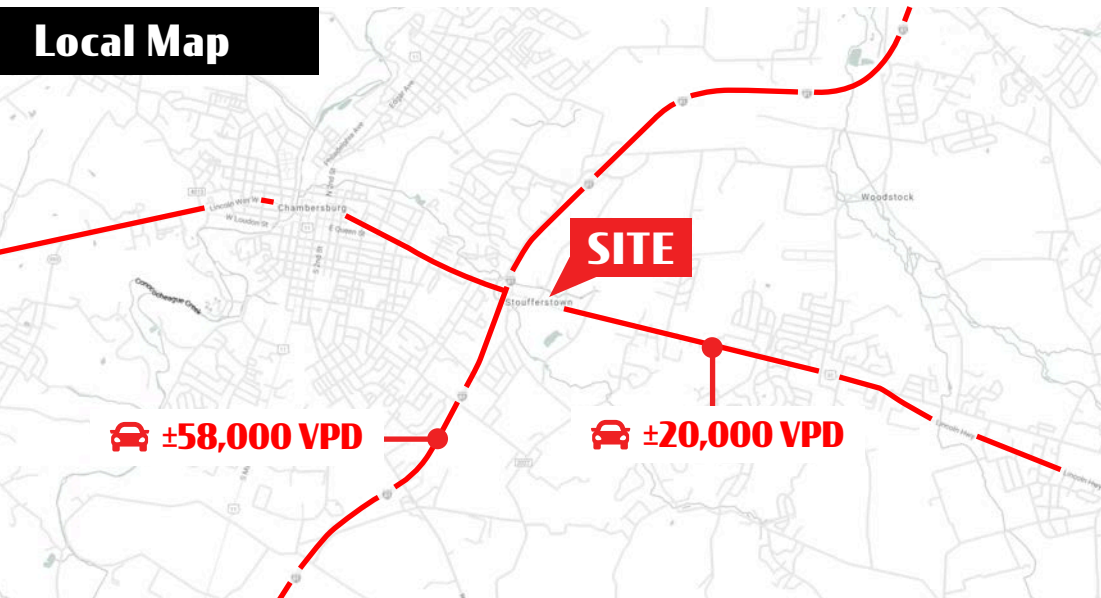
Trade Area

The site shows a 10-mile demographic of over 90,751 people with household incomes of more than \$80,049 and daytime employment demographics equally as strong with 38,843. The demographics within a 20-minute drive time include 85,217 people in 35,572 homes, a labor force of 69,040 with an average household income of \$80,022. The area's growth since 2000 has increased over 21.2% with 7,567 new homes

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,565	54,915	68,721
TOTAL EMPLOYEES	19,332	26,220	28,408
AVERAGE HHI	\$75,490	\$81,013	\$81,589
TOTAL HOUSEHOLDS	13,928	22,458	28,002

TRAFFIC COUNTS: Lincoln Hwy (Rt 30) - ±20,000 VPD | I-81 - ±58,000 VPD

Local Map



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MARKET AERIAL



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