





# 0 Walker Road | Chambersburg, PA 17202

± 7.36 Acres Available

Available **For Sale**

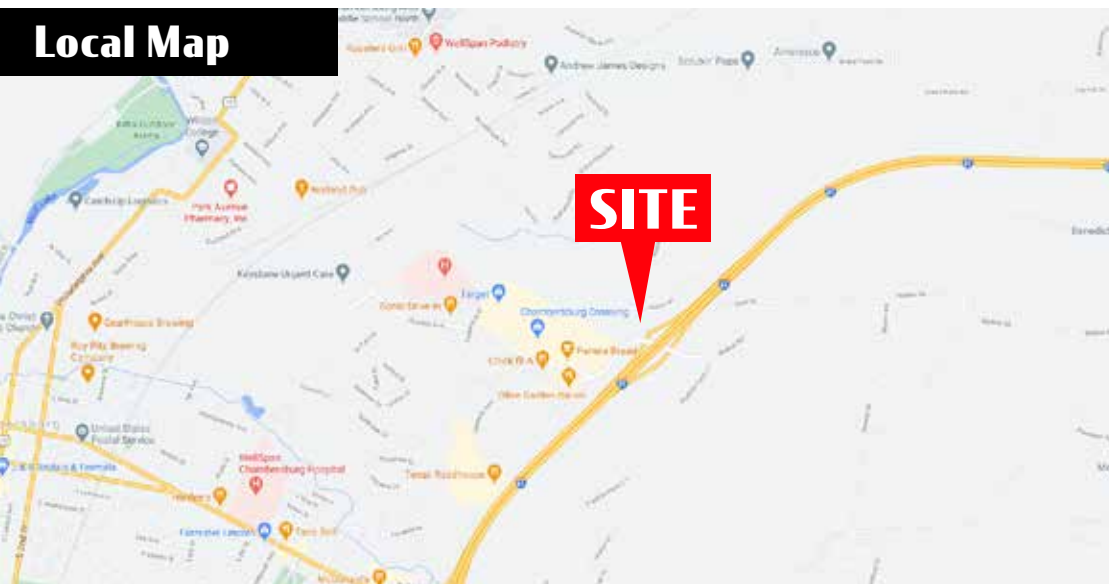
## Location

Walker Road is well positioned in the Chambersburg market. The project sits within minutes of major highway I-81 (61,232 VPD), pulling traffic from multiple market points. Large developments such as Gateway Plaza, Chambersburg Square, and Chambersburg Crossings, among many others, lead the market in this area. The parcel has convenient access from Norland Avenue and is surrounded by national retailers such as Target, Giant Food, Chic-Fil-A, and Starbucks, just to name a few. A trade area that extends over 7 miles allows the site to pull traffic from multiple markets.

## Trade Area

Adding to the stability of the project, Walker Road shows a 20-minute drive time demographic of over 74,409 people with household in- comes more than \$76,328 and daytime employment demographics equally as strong with 60,354. The demographics within a 10-mile radius include 91,003 people in 37,501 homes, a labor force of 73,816 with an average household income of \$75,967. The areas growth since 2000 has increased 20.8% with over 7,827 homes.

## Local Map



**BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE**  
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### MARKET AERIAL



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