

0 WALKER ROAD

CHAMBERSBURG, PA | 17202



I-81 ±50,000 VPD

SITE

±7.36 AC FOR SALE

WALKER ROAD ±20,000 VPD

NEARBY TENANTS



KOHL'S

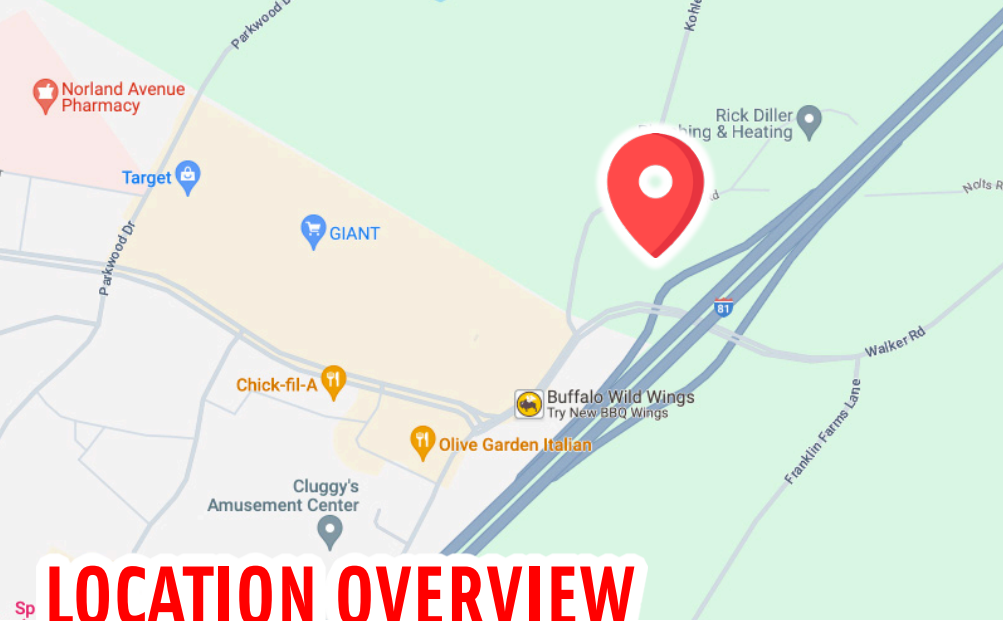


GIANT five BELOW



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*



LOCATION OVERVIEW

Walker Road is well positioned in the Chambersburg market. The project sits within minutes of major highway I-81 (50,000 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 OVERVIEW

Adding to the stability of the project, Walker Road shows a 20-minute drive time demographic of over 74,409 people with household incomes 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 area's growth since 2000 has increased 20.8% with over 7,827 homes.

PROPERTY OVERVIEW

Walker Road is a 7.36 acre, commercially zoned vacant piece of land located in Chambersburg, PA. The site sits near traffic generating developments, such as Chambersburg Crossing, Chambersburg Square, and Gateway Plaza. The parcel offers convenient access to major highway I-81. The site is perfect for a variety of uses, including but not limited to service, medical, retail, financial institutions, gas, and convenience store.



BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

SITE

WALKER ROAD ±20,000 VPD

I-81 ±50,000 VPD

WALKER ROAD ±8,000 VPD



POPULATION
3 MILE- 35,390
5 MILE- 55,315
7 MILE- 68,582



EMPLOYEES
3 MILE- 16,366
5 MILE- 22,311
7 MILE- 25,442



AVERAGE HHI
3 MILE- \$100,109
5 MILE- \$102,436
7 MILE- \$102,810



HOUSEHOLDS
3 MILE- 14,676
5 MILE- 22,700
7 MILE- 28,297



MARKET AERIAL

SITE

Chambersburg Crossing



Chambersburg Square



Walker Road Shoppes



Gateway Center



Pavillion Shoppes at Gateway



Guilford Square



Chambersburg Plaza



Chambersburg Area Middle School

Franklin Center



Lincoln East SC



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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



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

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.

