

# CHAMBERSBURG TOWNE CENTER

1005 WAYNE AVE | CHAMBERSBURG, PA | 17201



**PAD SITE AVAILABLE**

**Stouffer Ave - ± 7,000 VPD**

**Wayne Ave - ± 9,200 VPD**

**±1.25 AC PAD  
FOR LEASE**

# PROPERTY OVERVIEW

Chambersburg Towne Center is a 115,899 square-foot shopping center located on Wayne Avenue. There is currently 2,000–3,000 SF of inline space available for lease, along with a proposed Pad Site out front. The project is anchored by Rural King and Save A Lot. Other tenants include Power Train Fitness and Goodwill.

# LOCATION

Chambersburg Towne Center is ideally positioned with great frontage and visibility on Wayne Ave., and is located down the street from the signalized Interstate 81 exit, making it easily accessible. I-81 is the main travel artery that runs through the market. Major retailers in the area include Giant Grocery, Dollar Tree, Dunkin, Fine Wine and Spirits, just to name a few.



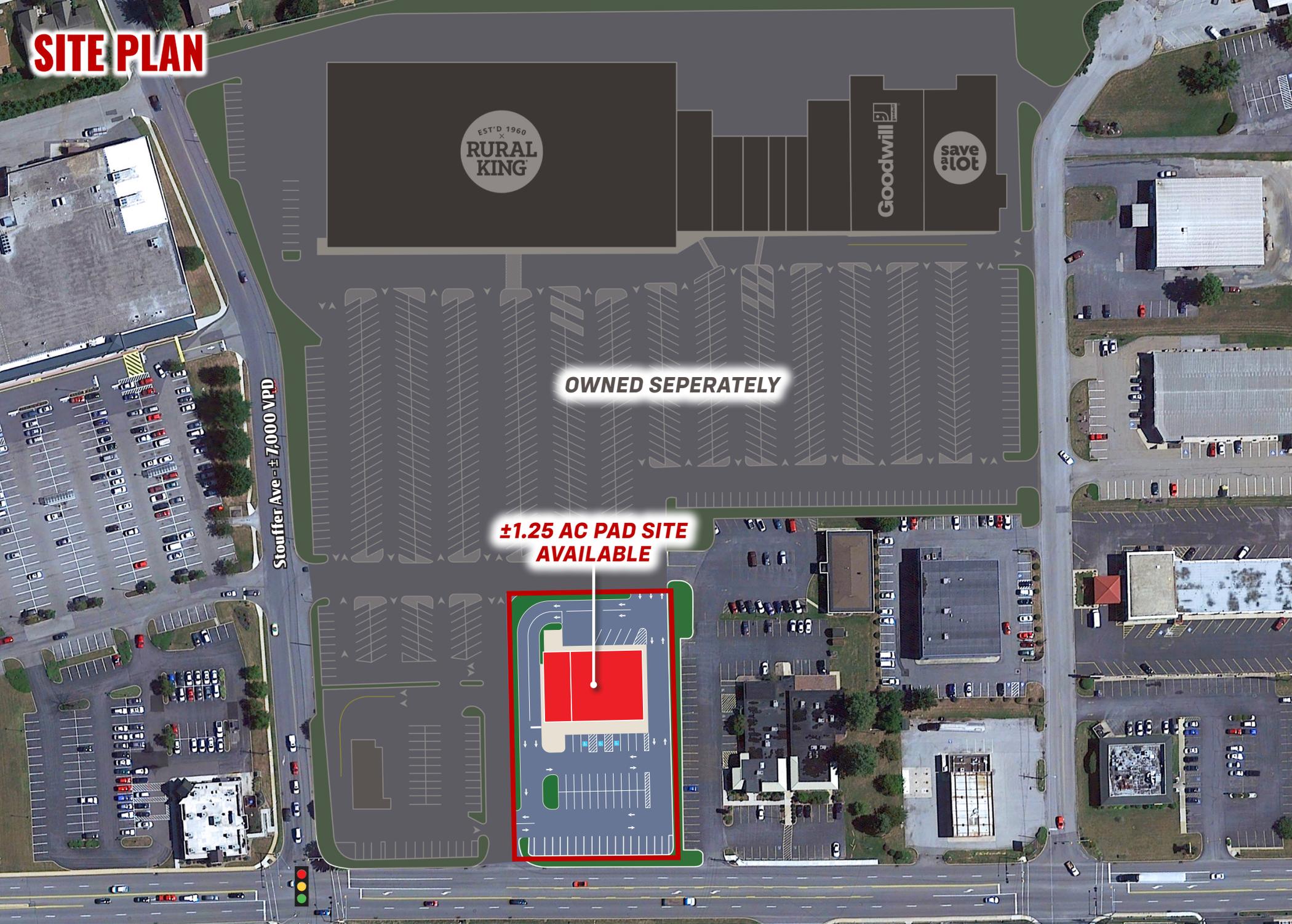
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	82,258	139,236	199,259
TOTAL EMPLOYEES	40,654	68,443	94,264
AVERAGE HHI	\$58,332	\$63,292	\$66,664
TOTAL HOUSEHOLDS	31,606	54,464	77,884

TRAFFIC COUNTS: Wayne Ave - ±9,200 VPD | Stouffer Ave - ±7,000 VPD

# TRADE AREA

Within a 10-mile radius you will find 92,477 people within 37,145 households with an average household income of \$80,945. The 20-mile demographics is just as strong with 88,627 people within 35,972 households and an average household income of \$79,424. The daytime population is about 66,000 people and can be attributed to the surrounding residential population and retail along this corridor.

# SITE PLAN



EST'D 1960  
**RURAL KING**

**Goodwill**

**save a lot**

**Stouffer Ave - ±7,000 VPD**

**OWNED SEPERATELY**

**±1.25 AC PAD SITE AVAILABLE**



**BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE**  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# MARKET AERIAL

Chambersburg Area Senior High School

Chambersburg Area Middle School - South

Wayne Plaza

Franklin Center

Chambersburg TC

**SITE**

**GIANT** verizon  
 FINE WINE & GOOD SPIRITS RED LOBSTER  
 holiday hair SUBWAY

**DICK'S SPORTING GOODS** TJ-MAXX  
 OLLIE'S GOOD STUFF CHEAP  
 ULTA BEAUTY maurices

goodwill Rural King Save a Lot  
 POWER TRAIN

DOLLAR GENERAL

CVS pharmacy

ORRSTOWN BANK

Applebee's GRILL + BAR

weis

MR. TIRE

DUNKIN'

Econo Lodge

Red Roof Inn

Arby's

Holiday Inn

Bob Evans

Hampton Inn

Cracker Barrel OLD COUNTRY STORE

BAYMONT BY WYNDHAM

RED CARPET INN & SUITES

SHEETZ

BURGER KING

McDonald's

KFC

SHEETZ

DOLLAR TREE

Days Inn

POPEYES

HARLEY-DAVIDSON CYCLES

F&M TRUST

316

9-200 VPD

316

81  
 57-500 VPD

2027

316

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
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1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

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107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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## LISTING AGENTS:



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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.

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.

