

Chambersburg Towne Center

1005 Wayne Ave | Chambersburg, PA 17201

For Lease



Property Overview

Available
± 2,000–7,000 SF + 1.25 AC

Join Tenants

Chambersburg Towne Center is a 115,899 square-foot shopping center located on Wayne Avenue. There is currently 2,000–7,000 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.



Blake Shaffer | Ashlee Lehman
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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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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.



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.

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

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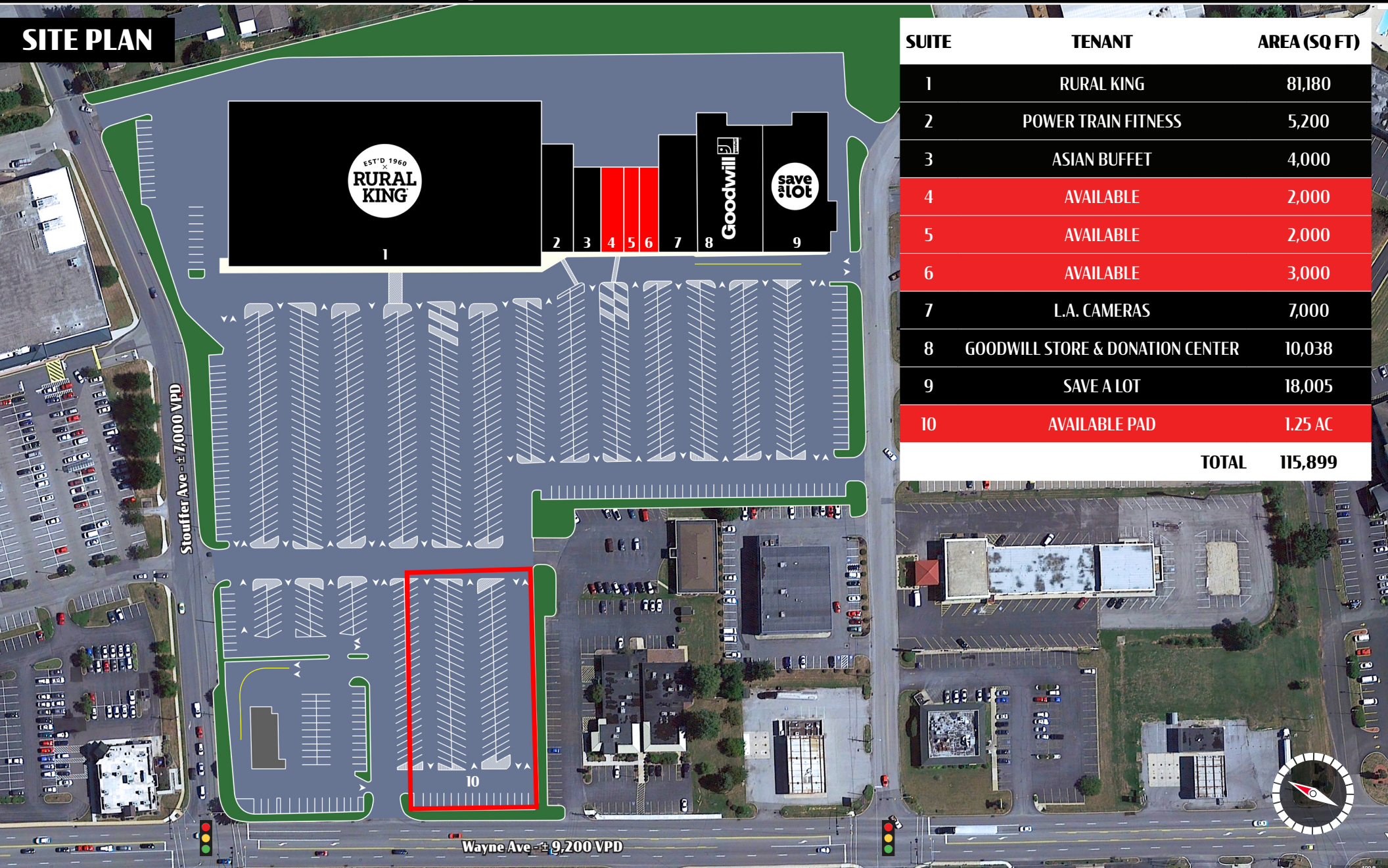


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SITE PLAN



SUITE	TENANT	AREA (SQ FT)
1	RURAL KING	81,180
2	POWER TRAIN FITNESS	5,200
3	ASIAN BUFFET	4,000
4	AVAILABLE	2,000
5	AVAILABLE	2,000
6	AVAILABLE	3,000
7	L.A. CAMERAS	7,000
8	GOODWILL STORE & DONATION CENTER	10,038
9	SAVE A LOT	18,005
10	AVAILABLE PAD	1.25 AC
TOTAL		115,899

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MARKET AERIAL



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