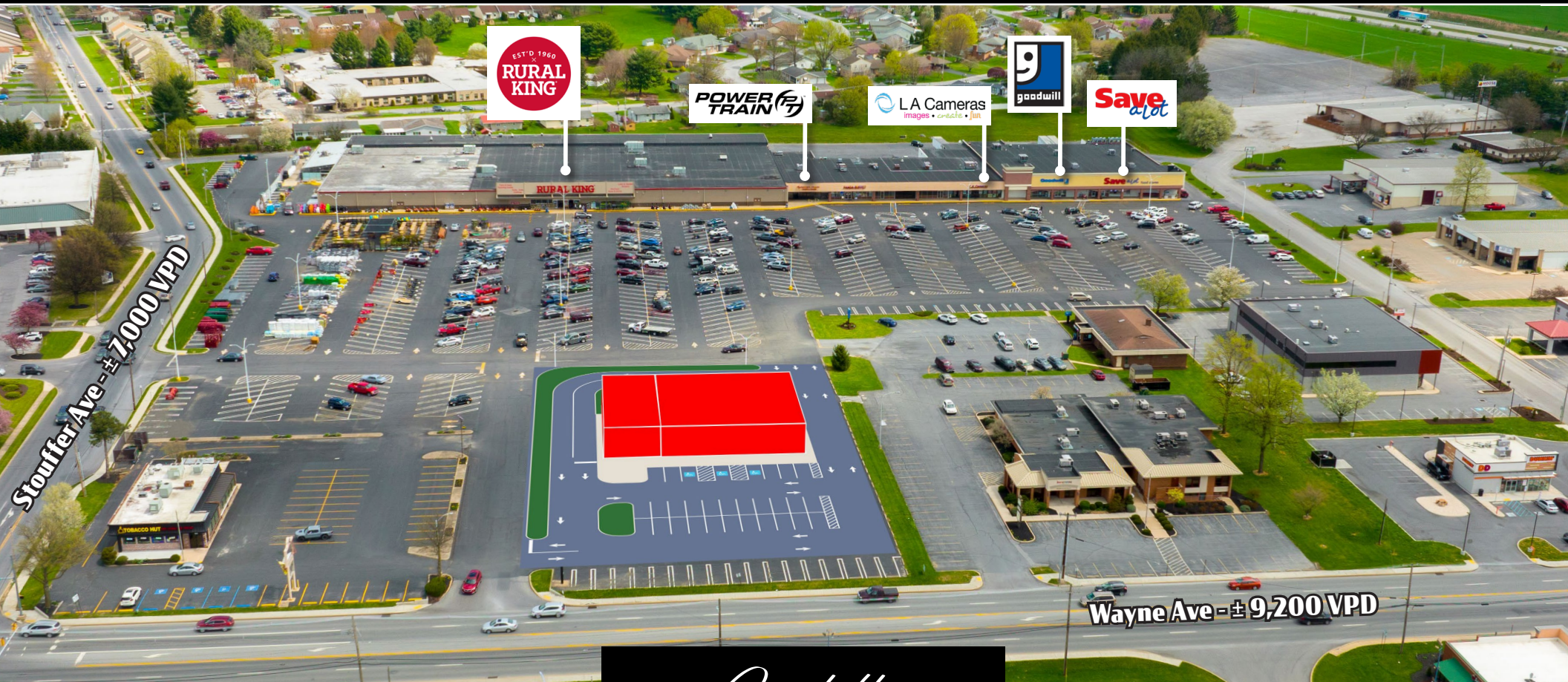


Chambersburg Towne Center

1005 Wayne Ave | Chambersburg, PA 17201

For Lease



Property Overview

Available
± 2,000–3,000 SF + 1.25 AC

Join Tenants

Chambersburg Towne Center is a 115,899 square-foot shopping center located on Wayne Avenue. There is currently 2,000–3,000 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.



Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined*

Chambersburg Towne Center

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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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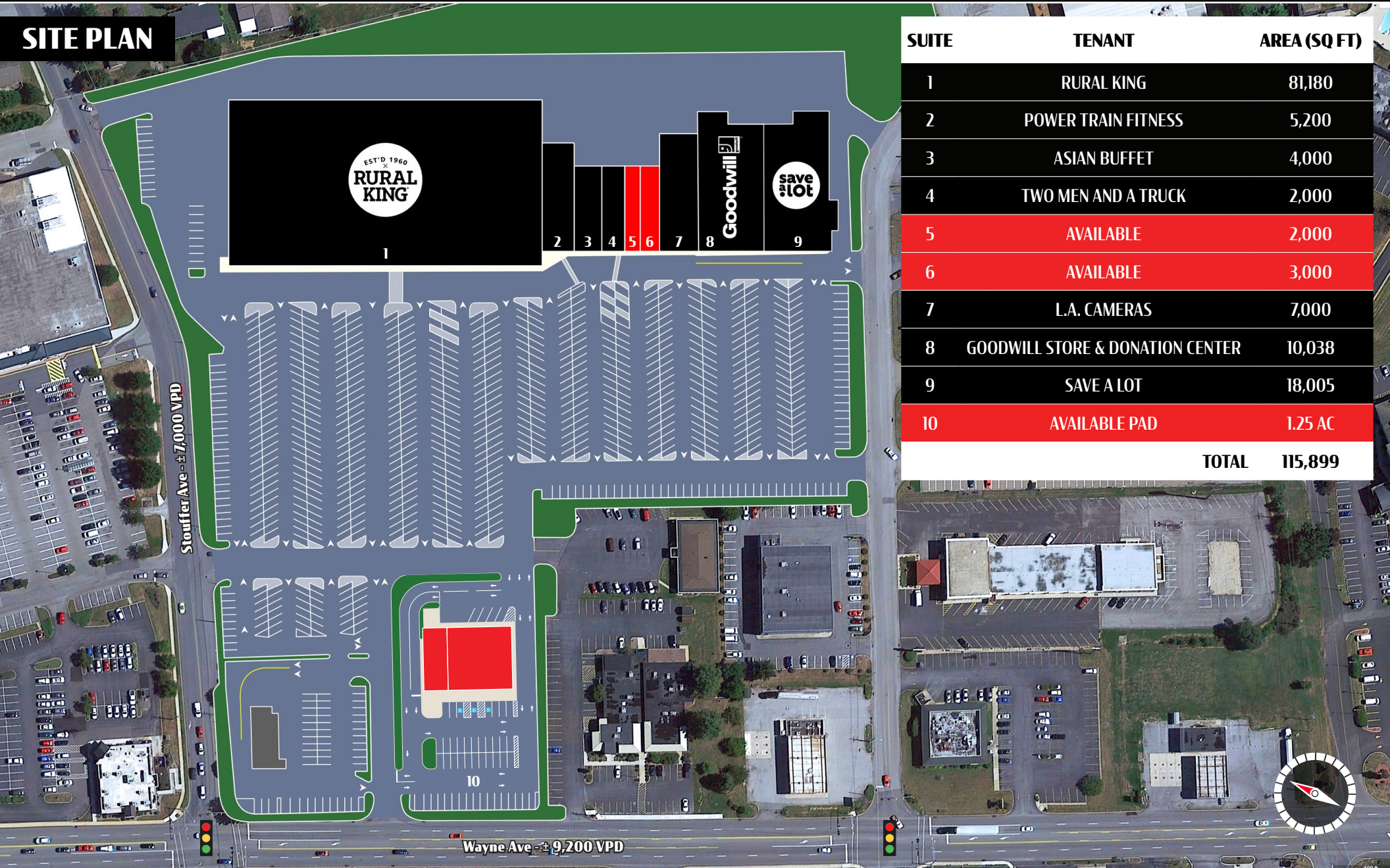
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For Lease

SITE PLAN



SUITE	TENANT	AREA (SQ FT)
1	RURAL KING	81,180
2	POWER TRAIN FITNESS	5,200
3	ASIAN BUFFET	4,000
4	TWO MEN AND A TRUCK	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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RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. *Redefined*

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 estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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