

CHAMBERSBURG TOWNE CENTER

1005 WAYNE AVE | CHAMBERSBURG, PA | 17201



±1.25 AC PAD

FOR LEASE



BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

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.



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SITE PLAN



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MARKET AERIAL

Chambersburg Area Senior High School

Chambersburg Area Middle School - South

Wayne Plaza

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

Franklin Center

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

Chambersburg TC

goodwill **Rural King** **Save a lot**
POWER TRAIN

SITE

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



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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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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.

