

# 1059 Lincoln Way E

Chambersburg, PA | 17201

*For Sale*



*Property Overview*

*Available*  
**±2,138 SF**

1059 Lincoln Way E (20,000 V.P.D.) is a 2,138 square foot office building for sale in Chambersburg, PA. The site offers exceptional visibility from the corridor, easy access, and private parking behind the back. This is a great opportunity for an office user to join this busy retail corridor.



*Surrounding Retailers*

*Walgreens*



**BLAKE SHAFFER | ASHLEE LEHMAN**  
**BRAD ROHRBAUGH | CHAD STINE**  
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York Office: 3528 Concord Rd. York, PA 17402  
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## Location

1059 Lincoln Way E is ideally located on one of the markets main travel arteries, with easy access to the Interstate 81 on and off ramp. National Retailers nearby include BJ's Wholesale, Target, Walgreens, McDonald's, and Burger King, just to name a few. You are also right down the street from the WellSpan Chambersburg Hospital (285 beds).

## Trade Area

Adding to the stability in the market are the demographics within a 10-mile radius and 20-minute drive time. Within a 10-mile radius you will find 89,449 people within 35,936 households with an average annual income of \$82,881. The demographics for a 20-minute drivetime are even stronger, showing 98,547 people in 39,535 households with an average annual income of \$81,036. The daily activity is not only attributed to the residential population, but also the +/-4,000 businesses and +/- 40,000 employees in the area.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	33,565	54,915	68,721
TOTAL EMPLOYEES	19,332	26,220	28,408
AVERAGE HHI	\$75,490	\$81,013	\$81,589
TOTAL HOUSEHOLDS	13,928	22,458	28,002

### TRAFFIC COUNTS:

Lincoln Way (Rt 30) ± 20,000 VPD | I-81 ± 58,000 VPD



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