

*Sale or Lease*

# 1097 LINCOLN WAY E

Chambersburg, PA 17201

±0.5 Acres



Brad Rohrbaugh | Chad Stine | Cale Bruso

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# 1097 LINCOLN WAY E

Chambersburg, PA 17201

## Property Overview

1097 Lincoln Way E features a free standing, 2,000 square-foot building located in Chambersburg, Pennsylvania situated along highly traveled Route 30 (25,000 VPD), 17 miles North of Hagerstown, MD., 28 miles south of Carlisle, Pa. The property is surrounded by other leading retailers such as TJ Maxx, Maurice's, Shoe Dept., Target, Giant, Dick's Sporting Goods, Sheetz and more.



*For Sale or Lease*

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,727	54,530	68,153
TOTAL EMPLOYEES	19,150	26,057	27,851
AVERAGE HHI	\$75,142	\$81,816	\$81,996
TOTAL HOUSEHOLDS	14,248	22,123	27,664

**TRAFFIC COUNTS:**  
**Lincoln Way E ± 25,000 VPD | I-81 ± 58,000 VPD**

## Location

1097 Lincoln Way E is strategically positioned with significant frontage in one of the market's primary retail corridors along Route 30. The site benefits from the high-volume traffic flow of I-81, which is one of the area's heaviest traveled roadways (58,000 VPD). Route 30 acts as one of the area's leading retail thoroughfares, with a trade area that extends out further than 10 miles, attracting a vast customer base. With a high concentration of traffic driven by the surrounding retail, and its close proximity to I-81, this project makes a great opportunity for any retailer.

## Trade Area

Adding to the stability of the project, 1097 Lincoln Way E shows a 20-minute drive time demographic of over 153,921, people with household incomes of more than \$68,707 and daytime employment demographics equally as strong with 65,739. The demographics within a 10-mile radius include 89,553 people in 35,992 homes, a labor force of 41,040 with an average household income of \$69,859. The area's growth has increased over 9% since 2000 with over 3,009 new homes.



**Brad Rohrbaugh | Chad Stine | Cale Bruso**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



1097 LINCOLN WAY E  
Chambersburg, PA 17201

For Sale or Lease

MARKET AERIAL



Brad Rohrbaugh | Chad Stine | Cale Bruso  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**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.

## INVESTMENT ADVISORS:

### Brad Rohrbaugh

[brohrbaugh@bennettwilliams.com](mailto:brohrbaugh@bennettwilliams.com)

### Chad Stine

[cstine@bennettwilliams.com](mailto:cstine@bennettwilliams.com)

### Cale Bruso

[cbruso@bennettwilliams.com](mailto:cbruso@bennettwilliams.com)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

### CONTACT US

717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

