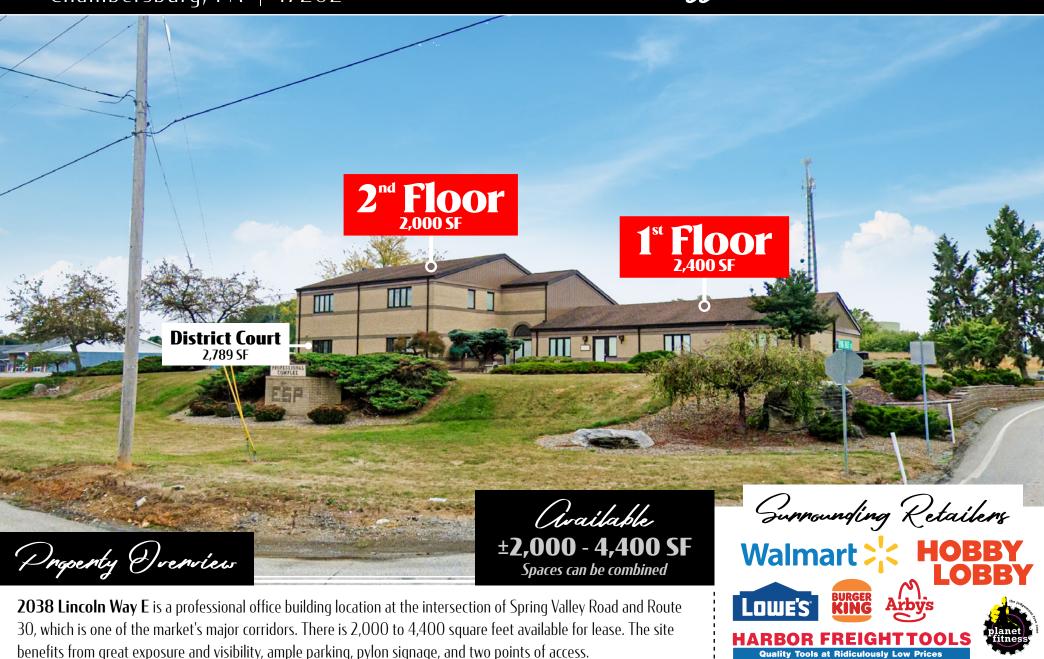
## 2038 Lincoln Way E Chambersburg, PA | 17202









# 2038 Lincoln Way E Chambersburg, PA | 17202



### L'ocation

The property is ideally situated in Guildford Township on Route 30, with easy access to Route 81. National retailers in the area include Lowe's, Walmart, Harbor Freight Tools, and Hobby Lobby, just to name a few. Other traffic generating destinations nearby would include Guildford Hills Elementary School, and a handful of car dealerships like Kyner's Auto Sales and Hamilton Hyundai.





## Trade area

Adding to the stability of the market are the demographics within a 10-mile radius. They show 93,758 people within 37,789 households, with an average annual income of \$81,212. The day time foot traffic isn't only attributed to the residential population, but also the +/- 3,100 businesses and +/- 35,000 employees within the same 10-mile radius.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	16,202	50,255	66,296
TOTAL EMPLOYEES	7,339	21,951	28,100
AVERAGE HHI	\$102,538	\$79,371	\$81,977
TOTAL HOUSEHOLDS	6,465	20,669	26,998

TRAFFIC COUNTS: Lincoln Hwy E ± 25,000 VPD





# 2038 Lincoln Way E Chambersburg, PA | 17202









## Sport 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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