

2038 Lincoln Way E

Chambersburg, PA | 17202

Office For Lease



District Court
2,789 SF

2nd Floor
2,000 SF

1st Floor
2,400 SF

Property Overview

Available
±2,000 - 4,400 SF
Spaces can be combined

2038 Lincoln Way E is a professional office building location at the intersection of Spring Valley Road and Route 30, which is one of the market's major corridors. There is 2,000 to 4,400 square feet available for lease. The site benefits from great exposure and visibility, ample parking, pylon signage, and two points of access.

Surrounding Retailers

Walmart  **HOBBY LOBBY**

LOWE'S

BURGER KING

Arby's

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



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

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Location

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			



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MARKET AERIAL



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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:

Ashlee Lehman

alehman@bennettwilliams.com

Blake Shaffer

bshaffer@bennettwilliams.com

Brad Rohrbaugh

agent@bennettwilliams.com

Chad Stine

cstine@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

