

# 1725 Lincoln Way E

Chambersburg, PA | 17202

*Redevelopment Opportunity*



1725 Lincoln Way E is a 2,872 square foot freestanding building with a drive thru and flexibility to be expanded up to  $\pm 4,500$  SF in Chambersburg, PA. The parcel is a total of 0.92 acres, along Route 30. The site benefits from great visibility and exposure, ample parking, and pylon signage. The site is ideally situated on a fully signalized intersection. Nearby National Retailers include Walmart, Lobby Hobby, Lowe's, and Planet Fitness, to name a few.

## *Surrounding Retailers*



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



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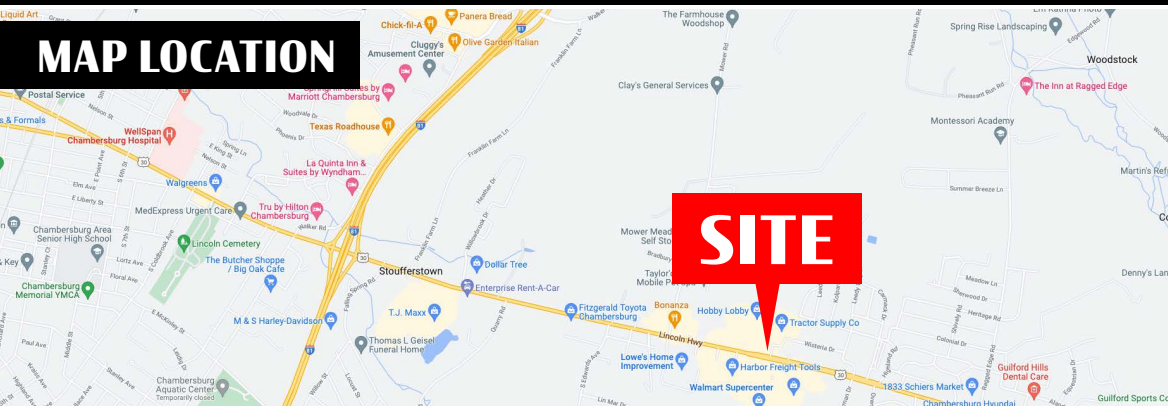


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### MAP LOCATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,825	26,540	52,882
TOTAL EMPLOYEES	1,227	16,611	23,418
AVERAGE HHI	\$120,308	\$86,769	\$79,384
TOTAL HOUSEHOLDS	1,486	10,872	21,690

TRAFFIC COUNTS: **Lincoln Way E** ± 25,000 VPD

### PROPERTY OVERVIEW



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## SITE PLAN



Lincoln Way E ±25,000 VPD



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## MARKET AERIAL



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# About Bennett Williams

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

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.

## LISTING AGENTS:

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## OUR LOCATIONS:

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Lancaster, PA 17601

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