

For Sale or Lease

871 Lincoln Way W

±2,400 SF

Chambersburg, PA 17201



Property Overview

871 Lincoln Way West is a 2,400 square foot, free-standing retail building located on the outparcel of Westside Plaza in Chambersburg, PA. The building was a former Wendy's and sits at a signalized intersection with excellent frontage and visibility from Route 30. This space would be ideal for a quick service restaurant, oil change, and a multitude of other uses looking to penetrate the Chambersburg retail market.



Gary Russell | Cale Bruso

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



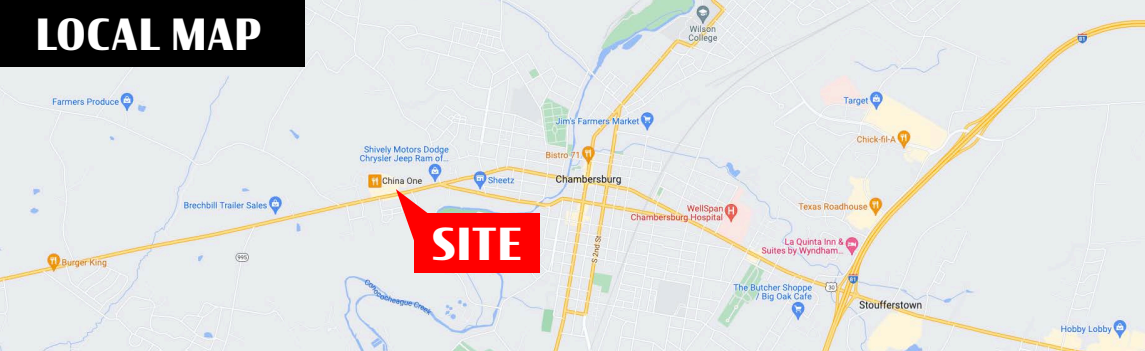
COMMERCIAL BROKERAGE. *Redefined.*

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Available
±2,400 SF

LOCAL MAP



Location

871 Lincoln Way West is strategically situated along Lincoln Way West (Route 30), which is a very busy corridor in the Chambersburg, PA market. The convenient proximity to Route 30 (±18,000 VPD) and Interstate 81 (±47,000 VPD) increases the attraction and stability to this parcel.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	32,813	46,454	62,303
TOTAL EMPLOYEES	18,178	24,414	27,579
AVERAGE HHI	\$74,028	\$77,973	\$81,446
TOTAL HOUSEHOLDS	13,479	19,017	25,200
TRAFFIC COUNTS: Lincoln Way W - ±18,000 VPD			



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ACTIVE MEMBER OF:
RETAIL BROKERS
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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.

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