

# WESTSIDE PLAZA

875 LINCOLN WAY W | CHAMBERSBURG, PA | 17202



Surplus City INC.

1,600 SF

2,400 SF



Wawa  
COMING SOON

± 20,000 VPD

1,600-2,400 SF  
FOR LEASE



CAIT COURTNEY | ASHLEE LEHMAN | 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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# PROPERTY OVERVIEW

Westside Plaza is a well-positioned shopping center located along busy Lincoln Way West, Route 30, ( $\pm 20,000$  VPD) at a signalized intersection in Chambersburg, PA. The center is anchored by Surplus City and benefits from excellent visibility, access, and strong daily traffic counts. A new Wawa is coming soon to the property, adding a premier convenience and fuel destination that will significantly boost traffic and enhance overall tenant synergy. The center is well maintained, offers abundant parking, and provides an outstanding opportunity for retailers, restaurants, and service users seeking a high-traffic, growth-oriented location.



| DEMOGRAPHICS   | 5 MILE   | 7 MILE    | 10 MILE   |
|--|----------|-----------|-----------|
| TOTAL POPULATION   | 47,458   | 63,129    | 85,498    |
| TOTAL EMPLOYEES  | 21,660   | 24,942    | 28,068    |
| AVERAGE HHI  | \$97,633 | \$100,623 | \$101,819 |
| TOTAL HOUSEHOLDS   | 19,530   | 25,673    | 34,692    |
| <b>TRAFFIC COUNTS: LINCOLN WAY W <math>\pm 20,000</math> VPD</b> |          |           |           |

### TENANT ROSTER

| SPACE  | TENANT                    | AREA (SQ FT) |
|--------|---------------------------|--------------|
| 101    | HAITIAN RESTAURANT        | 1,200        |
| 103    | HISPANIC CHURCH           | 2,000        |
| 105    | CHINA ONE                 | 1,600        |
| Anchor | SURPLUS CITY              | 33,000       |
| 107    | AVAILABLE                 | 1,600        |
| 109    | BETTER DAYS ANIMAL LEAGUE | 4,800        |
| 115    | KECK COMPUTER             | 1,200        |
| 117    | AVAILABLE                 | 2,400        |
| 119    | SAM'S LOTTO AND TOBACCO   | 1,600        |
| 121    | BROTHER'S PIZZA           | 1,600        |

**Surplus City INC.**

**Wawa**  
COMING SOON

**LINCOLN WAY W ± 20,000 VPD**

# MARKET OVERVIEW



**WILSON COLLEGE**  
790 STUDENTS

**WESTSIDE PLAZA**  
Surplus City INC.

**CHAMBERSBURG CROSSING**  
**GIANT KOHL'S**  
 Michaels Staples  
 rue21 five BELOW Panera BREAD MOD  
 CHIPOTLE Red Robin PET SMART  
MEXICAN GRILL GOURMET BURGERS & BEERS

**WALKER ROAD SHOPPES**  
  
 ZALES THE DIAMOND STORE

**CHAMBERSBURG SQUARE**  
**FIVE GUYS** BURGER & FRIES Visionworks  
 Olive Garden Chick-fil-A AT&T LONGHORN

**GATEWAY CENTER**

**PAVILLION SHOPPES AT GATEWAY**

**CHAMBERSBURG PLAZA**  
  
 Little Caesars

**FRANKLIN CENTER**  
  
 petco TJ-maxx

**LINCOLN EAST SC**  
  
 MATTRESS Warehouse

**Wawa** COMING SOON  
**SHEETZ**  
  
**SOUTH GATE**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
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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

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

