

WESTSIDE PLAZA

875 LINCOLN WAY W | CHAMBERSBURG, PA | 17202



BLAKE SHAFFER | CAIT COURTNEY | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

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
TRAFFIC COUNTS: LINCOLN WAY W $\pm 20,000$ VPD			

TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
101	HAITIAN RESTAURANT	1,200
103	AVAILABLE	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



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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

NEW JERSEY OFFICE:

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

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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.

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.

