

For Lease

1097 LINCOLN WAY E

±2,000 SF

Chambersburg, PA 17201

Franklin Center

T.J. maxx

DICK'S SPORTING GOODS

OLLIE'S GOOD STUFF CHEAP



ULTA BEAUTY

petco

maurices



FRESH FOOD SHEETZ

INTERSTATE PENNSYLVANIA 81 ±58,000 VPD

tru by HILTON

Available ±2,000 SF



AutoZone

30

Lincoln Way East ±25,000 VPD



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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

1097 Lincoln Way E features a free standing, 2,000 square-foot building located in Chambersburg, Pennsylvania situated along highly traveled Route 30 (25,000 VPD), 17 miles North of Hagerstown, MD., 28 miles south of Carlisle, Pa. The property is surrounded by other leading retailers such as TJ Maxx, Maurice's, Shoe Dept., Target, Giant, Dick's Sporting Goods, Sheetz and more.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,727	54,530	68,153
TOTAL EMPLOYEES	19,150	26,057	27,851
AVERAGE HHI	\$75,142	\$81,816	\$81,996
TOTAL HOUSEHOLDS	14,248	22,123	27,664

TRAFFIC COUNTS:

Lincoln Way E ± 25,000 VPD | I-81 ± 58,000 VPD

Location

1097 Lincoln Way E is strategically positioned with significant frontage in one of the market's primary retail corridors along Route 30. The site benefits from the high-volume traffic flow of I-81, which is one of the area's heaviest traveled roadways (58,000 VPD). Route 30 acts as one of the area's leading retail thoroughfares, with a trade area that extends out further than 10 miles, attracting a vast customer base. With a high concentration of traffic driven by the surrounding retail, and its close proximity to I-81, this project makes a great opportunity for any retailer.

Trade Area

Adding to the stability of the project, 1097 Lincoln Way E shows a 20-minute drive time demographic of over 153,921, people with household incomes of more than \$68,707 and daytime employment demographics equally as strong with 65,739. The demographics within a 10-mile radius include 89,553 people in 35,992 homes, a labor force of 41,040 with an average household income of \$69,859. The area's growth has increased over 9% since 2000 with over 3,009 new homes.



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COMMERCIAL REAL ESTATE

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Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

