

# 1754 LINCOLN WAY E

CHAMBERSBURG, PA • 17202



±3,000 SF AVAILABLE  
**FOR LEASE**

NEARBY RETAILERS:

**MATTRESS**  
Warehouse

**Walmart**

FINE WINE & GOOD SPIRITS

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**LOWE'S**



# PROPERTY OVERVIEW

Excited to present a lease opportunity along Lincoln Way E in Chambersburg, PA. Bennett Williams Commercial, in partnership with the Landlord, showcases a prime location. The corridor, witnessing over 18,000 vehicles daily, serves as a key route from major highways to downtown and surrounding markets. Join industry giants like WellSpan, Walmart, and Lowe's in this thriving area. The site boasts ample parking, easy access, great frontage, and high market exposure.

For further details, contact Bennett Williams today!



## POPULATION

3 MILE- 25,073  
5 MILE- 54,875  
7 MILE- 71,097



## EMPLOYEES

3 MILE- 12,403  
5 MILE- 21,414  
7 MILE- 26,117



## AVERAGE HHI

3 MILE- \$88,820  
5 MILE- \$96,006  
7 MILE- \$99,677



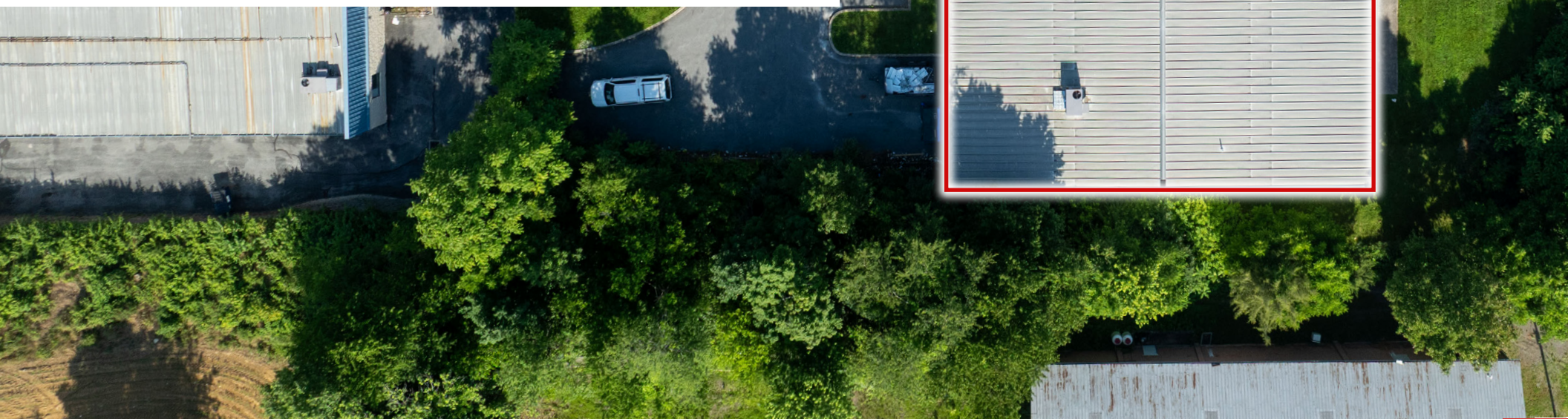
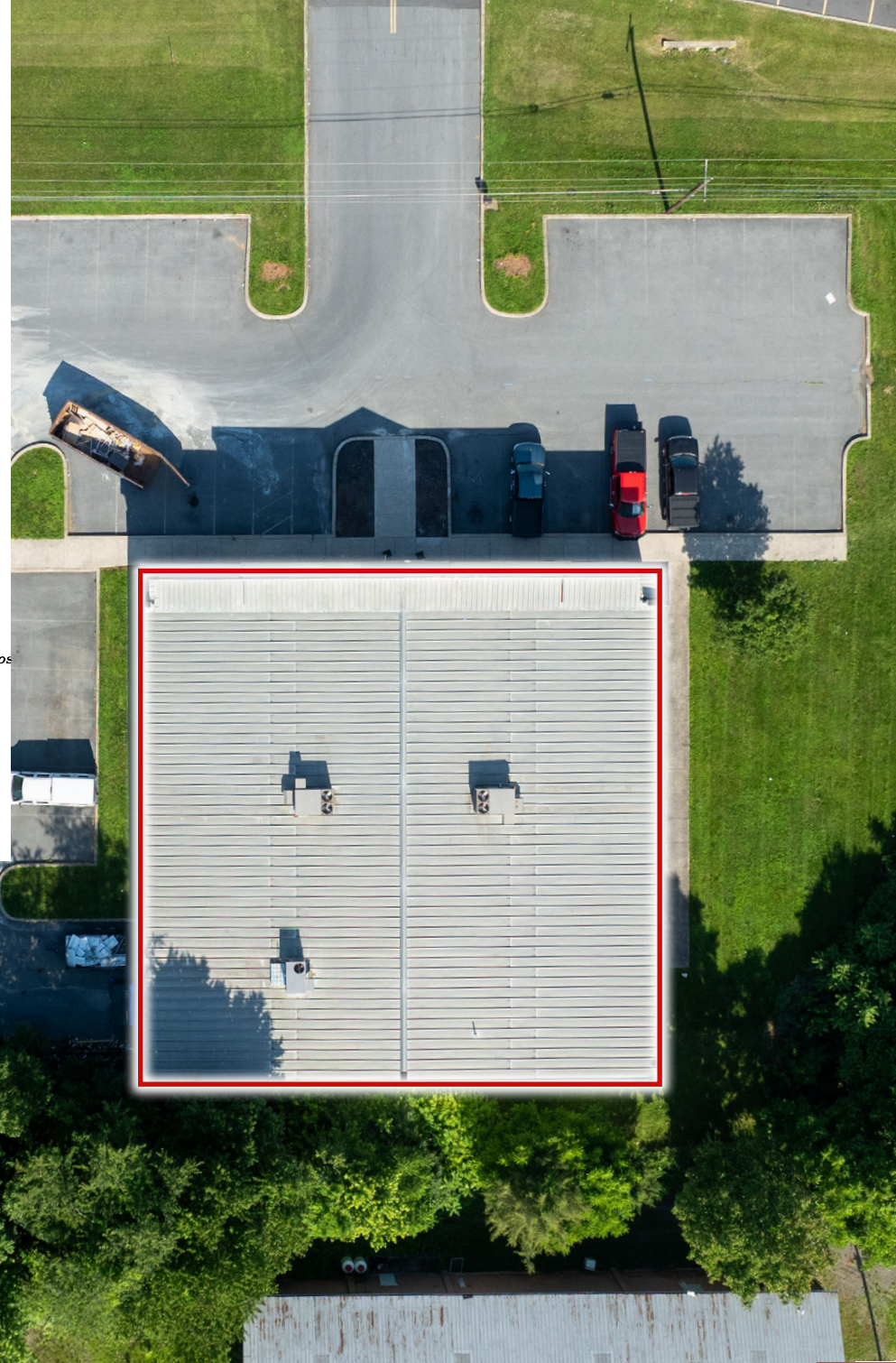
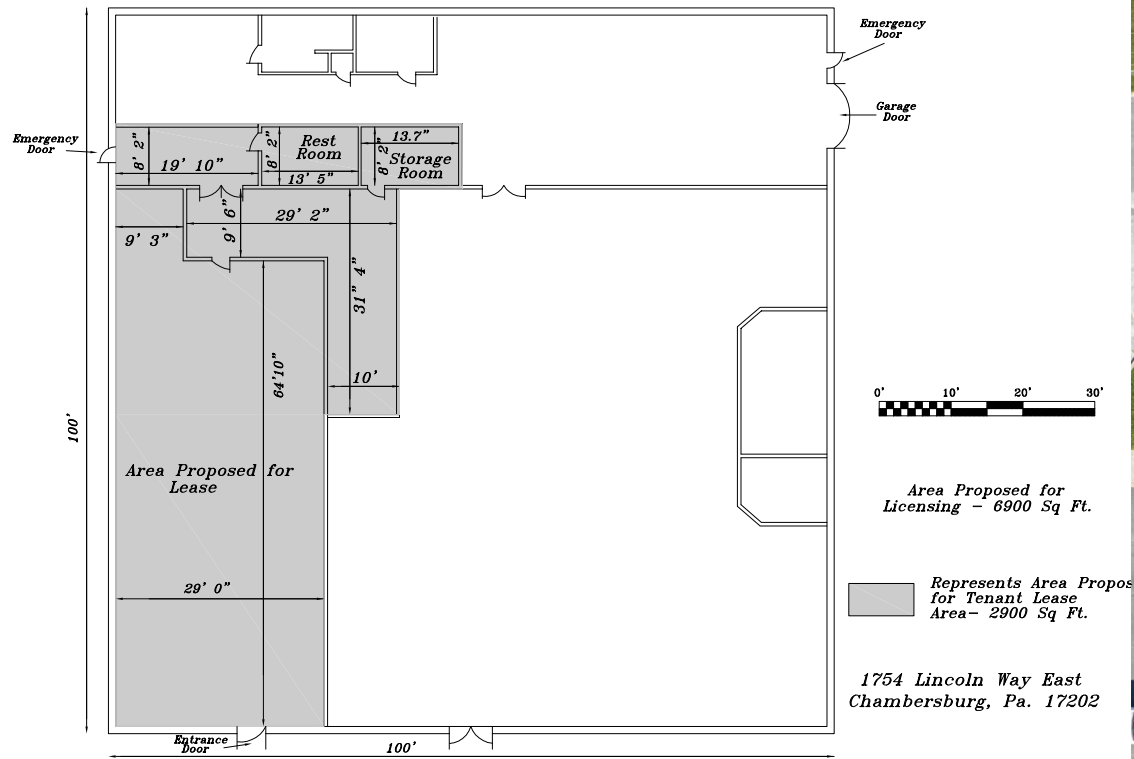
## HOUSEHOLDS

3 MILE- 10,333  
5 MILE- 22,548  
7 MILE- 29,023





# FLOOR PLAN





# MARKET OVERVIEW





# 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 Blvd, 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:



### ASHLEE LEHAMN

alehman@bennettwilliams.com



### BLAKE SHAFFER

bshaffer@bennettwilliams.com



### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



### CHAD STINE

cstine@bennettwilliams.com

### CONTACT US

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

