

1324 LINCOLN HWY E

CHAMBERSBURG, PA • 17201

±4,853 SF/0.84 AC

FOR LEASE



DICK'S
SPORTING GOODS

ULTA
BEAUTY

SHOE DEPT.

maurices

TJ-maxx

petco

OLLIE'S OUTLET
Bargain
"GOOD STUFF CHEAP"

POPEYES

SITE

LINCOLN HWY E ±24,800 VPD

SHEETZ

SURROUNDING-RETAILERS

DICK'S
SPORTING GOODS

Wendy's

POPEYES

SHEETZ

LOWE'S

HOBBY LOBBY

HOSS'S
FAMILY
STEAK & SEA



DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



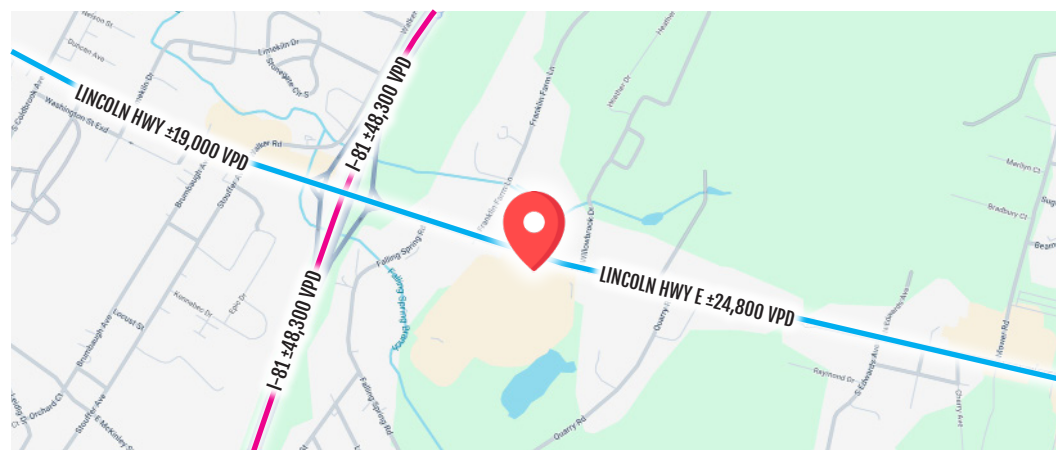
COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

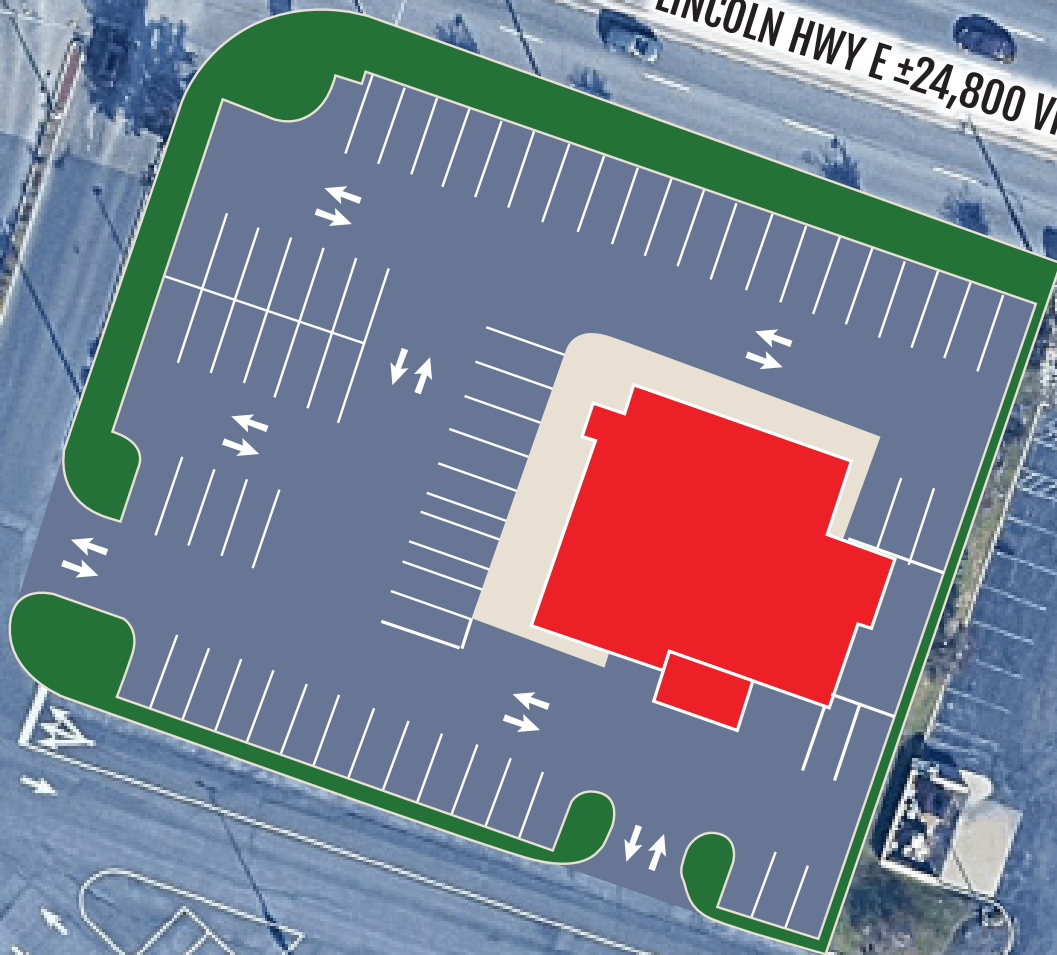
1324 Lincoln Hwy E presents a rare opportunity to lease a 4,853 SF second-generation restaurant space located along the high-traffic Lincoln Highway East (24,800 VPD) corridor in Chambersburg, PA. Positioned on the corner of a signalized access point, this property offers outstanding visibility, accessibility, and exposure to consistent daily traffic.

Situated as an outparcel to an established shopping center, the site benefits from strong neighboring retailers, built-in consumer draw, and convenient ingress/egress for both local residents and visiting shoppers. The space is already configured for restaurant use, offering existing infrastructure that can significantly reduce upfront costs and accelerate your timeline to opening.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	35,649	57,847	71,970
TOTAL EMPLOYEES	16,951	23,912	26,118
AVERAGE HHI	\$89,708	\$98,238	\$99,654
TOTAL HOUSEHOLDS	14,606	23,456	29,362

SITE PLAN



LINCOLN HWY E ±24,800 VPD

Lincoln Way E

MARKET OVERVIEW

Chambersburg Crossing



+48,300 VPD

Chambersburg Square



Walker Road Shoppes



Gateway Center



Pavillion Shoppes at Gateway



CHAMBERSBURG AREA MIDDLE SCHOOL

+48,300 VPD

Franklin Center



+24,800 VPD

Guilford Square



Chambersburg Plaza



Lincoln East SC



SITE



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

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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.

