

1324 LINCOLN HWY E

CHAMBERSBURG, PA • 17201

±2,062 - 4,853 SF / ±0.84 AC

FOR LEASE



SITE

LINCOLN HWY E ±24,800 VPD

SHEETZ

SURROUNDING-RETAILERS



POPEYES

SHEETZ



HOBBY LOBBY



DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE

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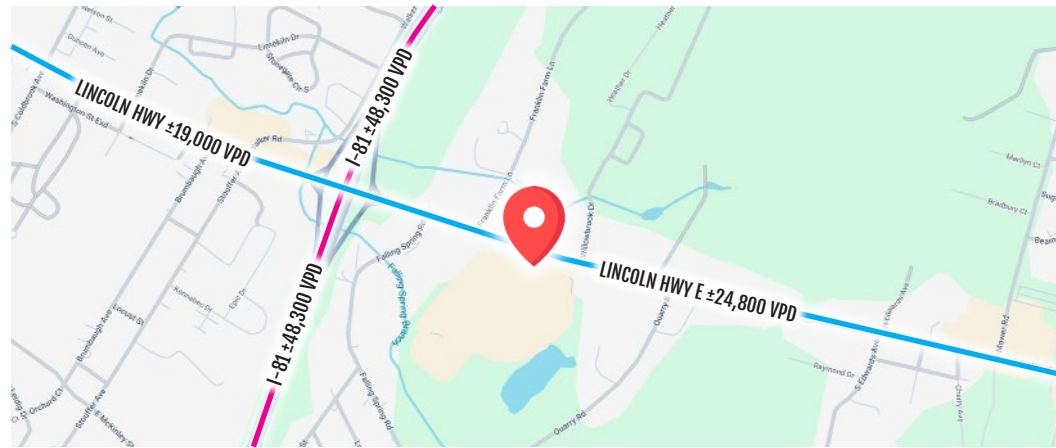
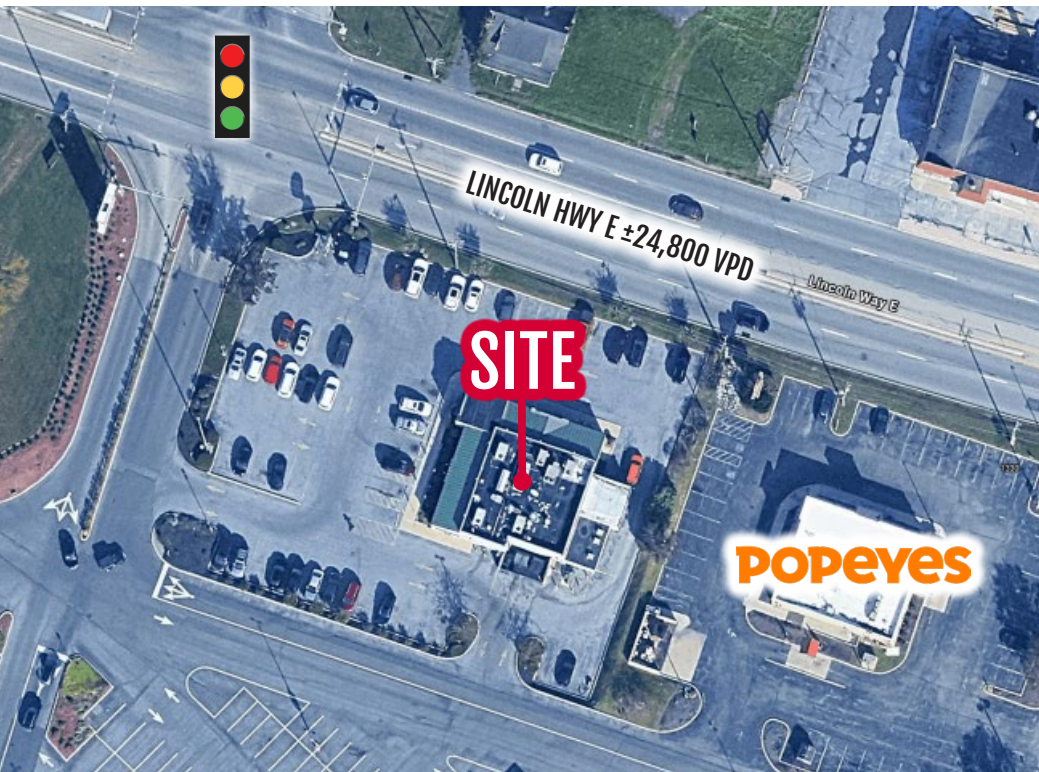


COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

1324 Lincoln Hwy E presents a rare opportunity to lease space located along the highly-trafficked 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 former restaurant is slated to be subdivided into two separate storefronts with one space already spoken for. The remaining 2,062 SF is available.



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



- LEASE PENDING
- AVAILABLE

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



Guilford Square



Chambersburg Plaza



+24,800 VPD

Lincoln East SC



SITE



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Bennett Williams

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1 E. Uwchlan Ave.
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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



DAVE NICHOLSON

dnicholson@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

