

# 1324 LINCOLN HWY E

CHAMBERSBURG, PA • 17201

±2,062 - 4,853 SF / ±0.84 AC

## FOR LEASE



LINCOLN HWY E ±24,800 VPD

### SURROUNDING RETAILERS



**POPEYES**

**Wendy's**

**SHEETZ**



**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](http://WWW.BENNETTWILLIAMS.COM)

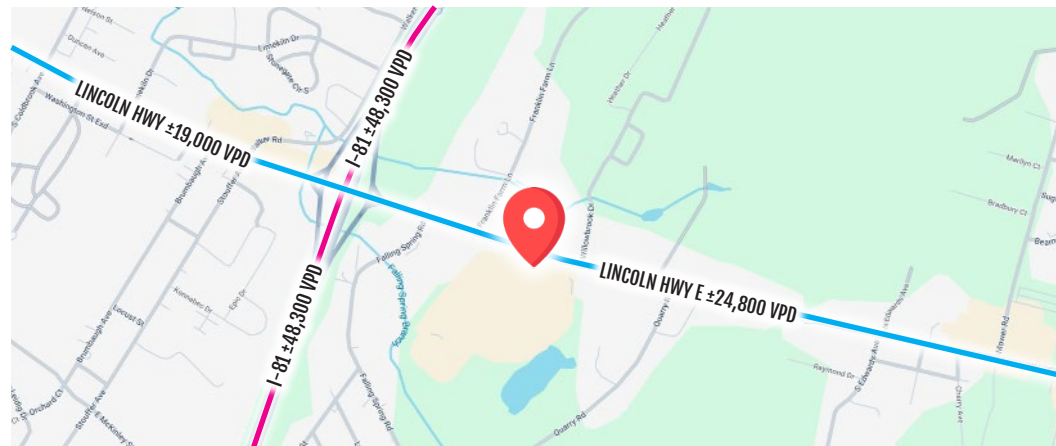
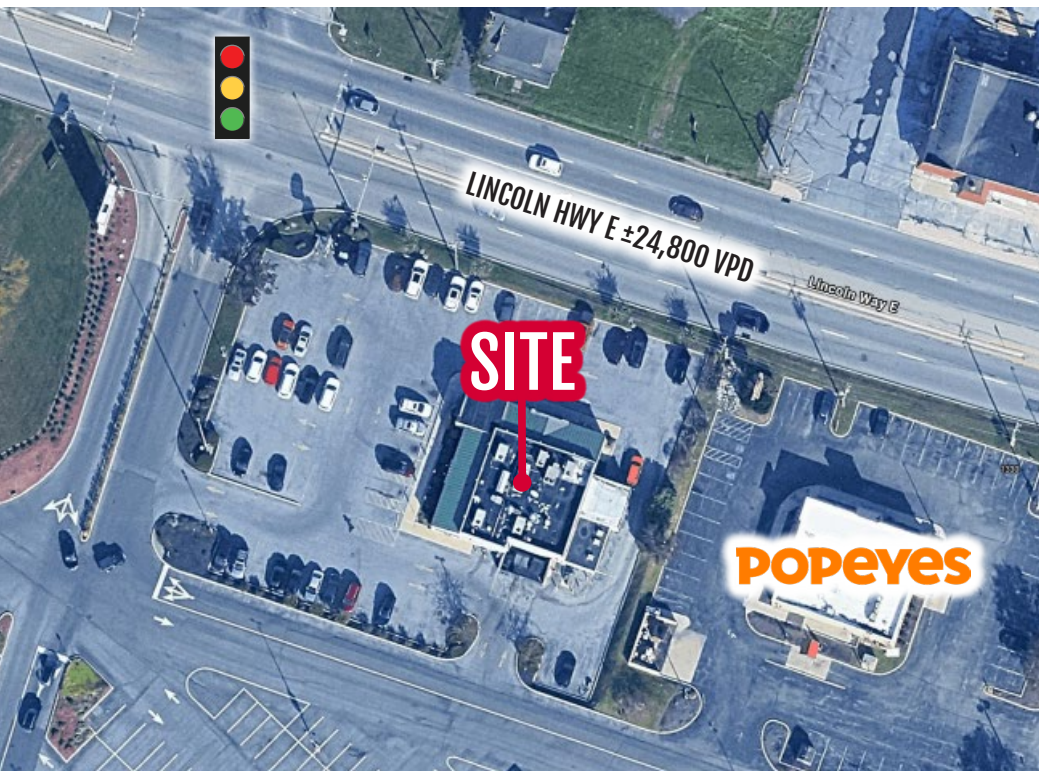


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## PROPERTY OVERVIEW

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

2,400 SF

2,062 SF



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# MARKET OVERVIEW

## Chambersburg Crossing



## Chambersburg Square



## Gateway Center



## North Chambersburg Village Center



## Pavillion Shoppes at Gateway



## Guilford Square



## Chambersburg Plaza



## Franklin Center



## Lincoln East SC



**SITE**

CHAMBERSBURG AREA  
MIDDLE SCHOOL

±48,300 VPD

±24,800 VPD

±48,300 VPD



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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 Blvd, 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.

