

# 1324 LINCOLN HWY E

CHAMBERSBURG, PA • 17201

±4,853 SF AVAILABLE  
**FOR LEASE**



**POPEYES**

**SITE**

**SHEETZ**

LINCOLN HWY E ±24,800 VPD

## SURROUNDING RETAILERS



DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



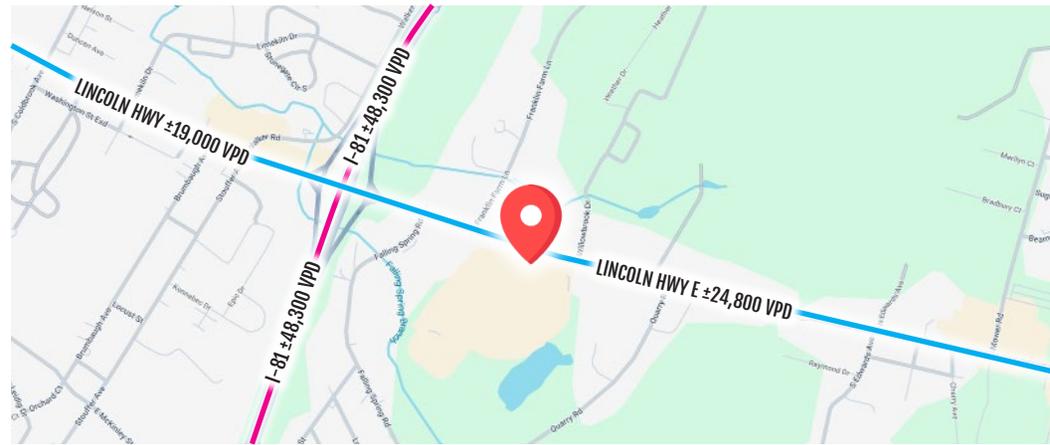
COMMERCIAL BROKERAGE. *Redefined.*



## PROPERTY OVERVIEW

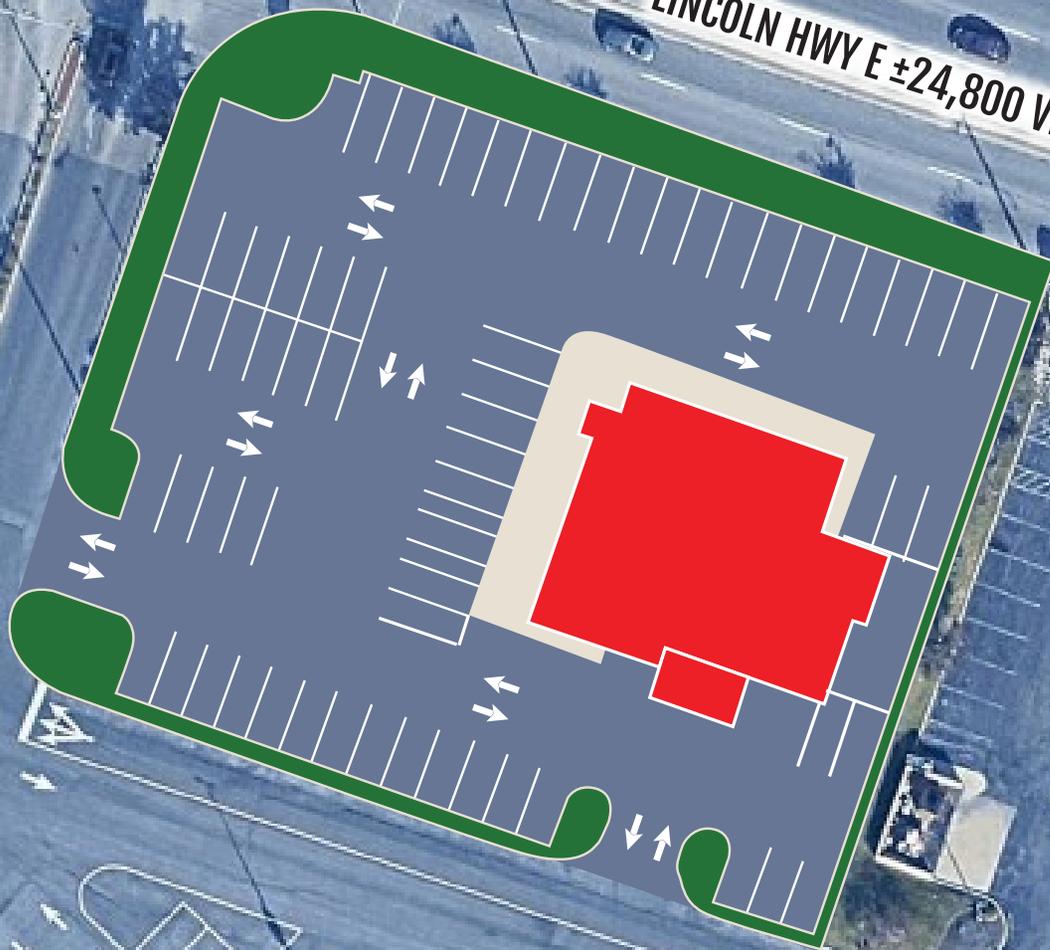
1324 Lincoln Hwy E presents a rare opportunity to lease a 4,853 SF second-generation restaurant space located along the high-traffic Lincoln Highway East (24,800 VPD) corridor in Chambersburg, PA. Positioned on the corner of a signalized access point, this property offers outstanding visibility, accessibility,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



## Guilford Square



## Chambersburg Plaza



+24,800 VPD

## 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

## LISTING AGENTS:



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### BRAD ROHRBAUGH

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### CHAD STINE

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## CONTACT US

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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.

