

GATEWAY AVE

CHAMBERSBURG, PA | 17201



SITE

±11,000 VPD

±2 ACRES LAND

SALE/LEASE

PROPERTY OVERVIEW

Positioned along Gateway Avenue in Chambersburg, this ±2.0-acre parcel being offered for sale and lease presents a rare opportunity for undeveloped land in one of the area's most sought-after commercial corridors. The site benefits from a premium location surrounded by a strong national retail presence, driving consistent consumer traffic and visibility. With convenient access to major thoroughfares including Interstate 81 (±53,000 VPD) and U.S. Route 30 (±21,000 VPD), the property is ideally positioned for a variety of commercial uses, providing excellent connectivity and accessibility for a national prospect/developer.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	37,570	57,241	70,183
EMPLOYEES	17,526	24,167	25,856
AVERAGE HHI	\$91,266	\$98,166	\$99,677
HOUSEHOLDS	15,418	23,186	28,581

TRAFFIC COUNTS: I-81 (±53,000 VPD) Rt 30 (±21,000 VPD)

MARKET AERIAL



Chambersburg Crossing

- Target
- GIANT KOHL'S
- Michaels
- Staples
- five BELOW
- Tanera BREAD
- Red Robin GOURMET BURGERS & BEERS
- MOD
- CHIPOTLE MEXICAN GRILL
- PETSMART

North Chambersburg Village Center

- BJ's
- Chick-fil-A
- crumbl cookies

Walker Road Shoppes

- BUFFALO WILD WINGS
- ZALES THE DIAMOND STORE
- AspenDental practice made perfect

Chambersburg Square

- WELLSPAN HEALTH
- Starbucks
- Olive Garden
- Chick-fil-A
- AT&T
- LONGHORN STEAKHOUSE

Gateway Center

- Kid to Kid
- T Mobile
- Ashley HOMESTORE

Pavillion Shoppes at Gateway

- MOE'S SOUTHWEST GRILL
- UPTOWN CHEAPSKATE
- Jersey Mike's SUBS

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.

