

## FOR LEASE

Join this neighborhood shopping center, ideal for tenants in retail, office, and service-oriented businesses.



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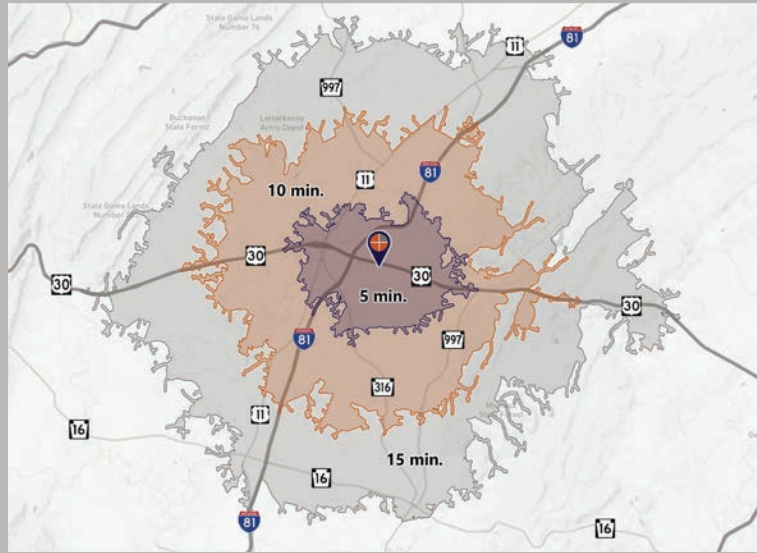


# LINCOLN WAY EAST SHOPPING CENTER

## DEMOGRAPHICS

VARIABLE	Lincoln Way East Shopping Center		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	39,376	73,879	131,771
Population Density (Per Sq. Mile)	1,098.6	456.2	335.0
Total Daytime Population	50,062	78,079	129,449
Total Households	16,014	29,995	53,054
Per Capita Income	\$35,358	\$39,105	\$37,549
Average Household Income	\$87,054	\$95,917	\$92,976
Average Disposable Income	\$67,579	\$74,238	\$72,041
Aggregate Disposable Income	\$1,082,211,604	\$2,226,781,087	\$3,822,062,872
Total (SIC01-99) Businesses	1,877	2,725	4,486
Total (SIC01-99) Employees	27,045	35,782	54,925
Total (SIC01-99) Sales	\$3,816,461,779	\$5,813,961,425	\$10,345,062,909
Annual Budget Expenditures	\$1,213,439,561	\$2,506,813,336	\$4,297,926,541
Retail Goods	\$402,820,386	\$848,175,174	\$1,451,023,278

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Lincoln Way East Shopping Center is a strategically located neighborhood retail center in Chambersburg, PA. The center encompasses 105,420 SF and benefits from strong regional visibility within a high-traffic retail corridor. It is situated directly on Route 30, with traffic counts approximately 24,000 vehicles per day (VPD), and is in close proximity to Interstate 81. This prime location attracts both local residents and commuter traffic.

The shopping center is anchored by popular tenants that draw significant customer traffic, including Harbor Freight Tools, Mattress Warehouse, and Label Shopper, among others which help drive consistent customer draw. It offers ample parking and flexible spaces, making it suitable for a variety of users, from traditional retail to service-oriented businesses.

Lincoln Way East is part of Chambersburg's main retail corridor, which is home to major centers and traffic-generating businesses. The retail landscape along Route 30 includes well-known anchors like Walmart, Target, Giant, and Lowe's, along with various specialty and service-related brands, making this corridor a key destination in the retail market. The area serves a diverse and growing population, with over 140,000 residents within a 20-minute drive with an average household incomes above local averages. Demographic trends indicate stable daytime employment and ongoing population growth, supported by household formation in the broader Chambersburg region.

Seeking great tenants to join, such as, retail, service-oriented, medical and professional offices.

## PROPERTY DETAILS

- Total GLA: ..... 105,420 SF
- Lease Rate: .....Negotiable
- Lease Terms: .....Negotiable
- Zoning: .....C - Commercial
- Date Available:..... Immediately
- Parking:..... Paved Lot, Shared, 526 spaces
- Year Built/Renovated: ..... 1966/1995 & 2002
- Ceiling Height:..... 10' to 22'
- Roof Type: ..... Rolled Rubber
- Construction:.....Masonry
- Water/Sewer:.....Public

## TRAFFIC COUNTS

- Lincoln Way East/Route 30:.....24,816 VPD

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# SITE PLAN | LINCOLN WAY E. SHOPPING CENTER



## TENANTS & AVAILABILITIES

Suite	Tenant	Sq. Ft.
1A	AVAILABLE	4,224
1B	GiGi Nails & Spa	1,960
1C	Vape & Tobacco City	1,764
1D	AVAILABLE	1,643
2	Habitat for Humanity ReStore	16,632
3/4	AAA	6,000
5	Mizzer Comics World	2,647
6	Label Shopper	11,825
7	AVAILABLE	12,432
8/9	Fine Wine & Good Spirits	4,891
10	AVAILABLE	2,392
11/12	Harbor Freight	15,000
13	America's Best	4,000
14	Mattress Warehouse	5,517
15	China Garden	1,632
16/17	Caretti's Pizza	3,211
18	Asian Bazaar	3,520
Pad Site	AVAILABLE	1.2± AC

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# ESTABLISHED REGIONAL AREA MAP



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# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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