

FOR LEASE

Chambersburg Place

1235 Lincoln Highway East, Chambersburg PA
Pad Sites or Retail Space

Offered as:

- (i) Single-Tenant Pad Site: 3.67 acres or
- (ii) Two Pad Sites: 2.17 & 1.50 acres or
- (iii) Retail space from 1,500 – 15,000 SF



Highlights:

- Premier location along Lincoln Highway East (Route 30), directly off I-81 Exit.
- Opportunities to lease pad space ranging from 1.5 – 3.67 acres or Retail space ranging from 1,500 – 15,000 Sq Ft
- Superb accessibility at two signalized intersections
- Flawless visibility along all roadways featuring excellent traffic counts

For more information contact:

Wes Fulton

wfulton@acandt.com

(717) 977-9445

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Site Plan

PROPERTY OVERVIEW

Proposed development opportunity on Lincoln Highway East (Route 30) in Chambersburg, PA.

Immediately off I-81, this property has excellent visibility and superb access with two signalized intersections.

Demographics



Population

1 Mile	5 Miles	10 Miles
4,570	49,424	94,356

Daytime Population

1 Mile	3 Miles	5 Miles
6,723	26,224	31,793

Number of Households

1 Mile	5 Miles	10 Miles
1,949	20,451	37,825

Retail Concept



Existing Aerial

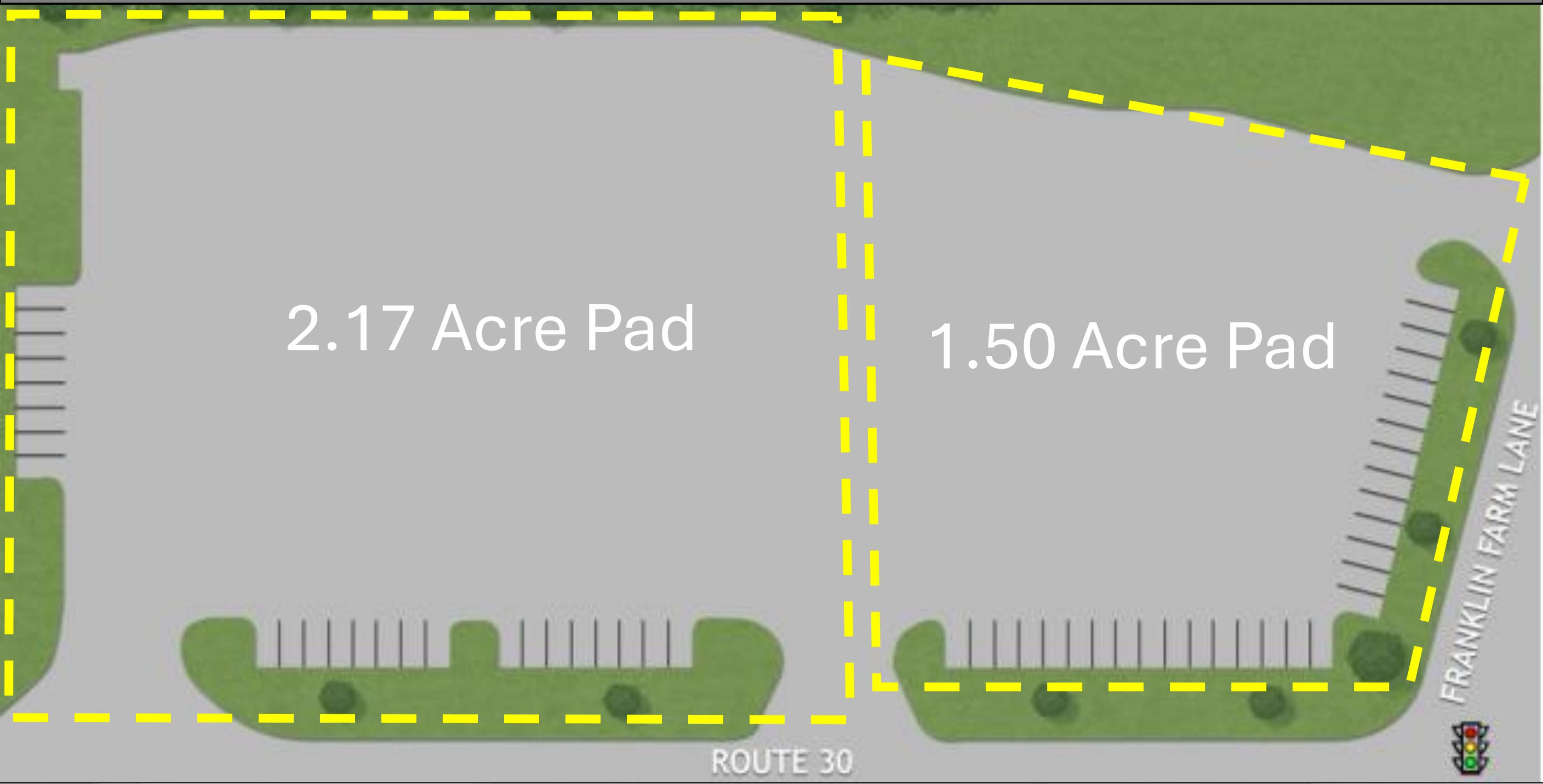


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Site Plan

Available as either:

- (i) One Single-Tenant Pad Site: 3.67 acres or
- (ii) Two Pad Sites: 2.17 & 1.50 acres



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Aerial



TARGET

Giant

CHIPOTLE

Starbucks

BUFFALO WILD WINGS

BJ's

Chick-fil-A

Olive Garden

Panera

TEXAS ROADHOUSE

INTERSTATE 81

HOBBY LOBBY

TSC TRACTOR SUPPLY CO

SITE

SHEETZ

NAPA AUTO PARTS

planet fitness

CHAMBERSBURG

30

30

30

WELLSPAN HEALTH

HOSS'S FAMILY STEAK & SEA

KFC

DICK'S SPORTING GOODS

ULTA BEAUTY

T.J. MAXX

PETCO

TOYOTA

LOWE'S

HARBOR FREIGHT

Walmart

INTERSTATE 81

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