

For Lease

# CHAMBERSBURG CROSSING

±3,150 - 7,076 SF

935 Norland Ave | Chambersburg, PA 17201



## Property Overview

Chambersburg Crossing is a 273,104 square foot, dominant grocery anchored shopping center ideally located directly off of 181 (52,000 VPD) along Norland Avenue & Walker Road. This project is known to be the primary shopping destination in the Chambersburg market because of its great mixture of destination and necessity retailers. Anchored by Giant and shadow anchored by Target, other co-tenants include a national lineup of Kohl's, Michael's, PetSmart, Staples, Chipotle, and more. The convenient location of this project and the vast amount of growth in the market make it a great location for any retailer.

Join



**GIANT**  
**KOHL'S**

Michaels **PETSMART**

**five BELOW** Panera BREAD®



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## Location

The strategically positioned Chambersburg Crossing benefits from five different points of access along Norland Avenue & Walker Road, two of which are signalized. The project also benefits from having visibility along Interstate 81 (52,000 VPD). The site is ideally located in the Walker Road corridor of the Chambersburg market which has seen immense amounts of growth over the past 10 years. Chambersburg Crossing is centrally located which allows consumers easy access to other major markets including, Washington DC, Philadelphia & Baltimore. Located in the Borough of Chambersburg, the project is located within a fast-growing market of residential, retail and warehouse distribution, making it the ideal location for any use.



## Trade Area

Adding to the stability of the project, Chambersburg Crossing shows a 20-minute drive time demographic of over 142,716 people with household income more than \$67,071 and daytime employment demographics equally as strong with 60,557. The demographics with- in a 10-mile radius include 95,105 people in 37,825 homes, a labor force of 43,201 with an average household income of \$66,817. The areas growth has increased over 22.4% since 2000 with over 6,958 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	35,752	53,869	66,829
TOTAL EMPLOYEES	19,556	24,775	28,146
AVERAGE HHI	\$76,767	\$81,785	\$82,093
TOTAL HOUSEHOLDS	14,708	21,864	27,128

### TRAFFIC COUNTS:

Norland Ave ± 12,000 VPD | I81 ± 52,000 VPD



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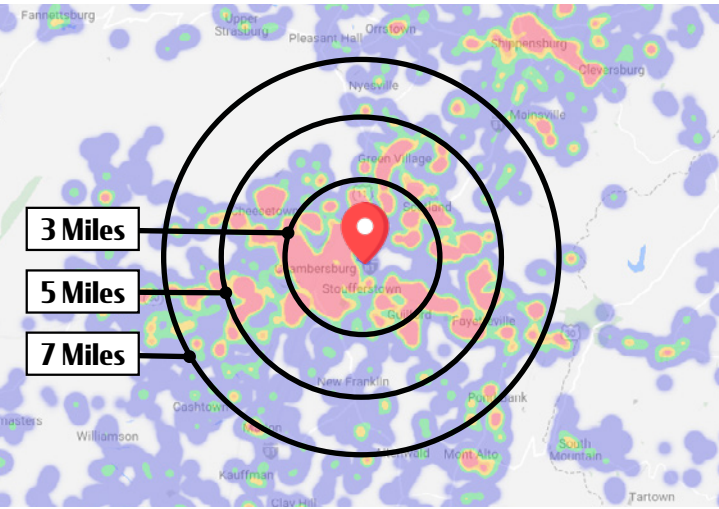


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# of Visits



## VISITS PER YEAR

4.4 Million



## AVG. DWELL TIME

46 Minutes



## STATE RANKING

22/314



## TOP TENANT



Annual Visits

1.5 Million

State Ranking

31/69



**Target**  
Annual Visits: 1.5M  
31/69 State Ranking

**GIANT**  
Annual Visits: 1.2M  
27/147 State Ranking

**KOHL'S**  
Annual Visits: 514.7K  
25/50 State Ranking

**PETSMART**  
Annual Visits: 244.8K  
12/51 State Ranking

**CHIPOTLE**  
MEXICAN GRILL  
Annual Visits: 216.5K  
11/79 State Ranking

**five BELOW**  
Annual Visits: 238.3K  
19/53 State Ranking

**MOD**  
Annual Visits: 143.4K  
2/18 State Ranking

**Red Robin**  
GOURMET BURGERS AND BEERS  
Annual Visits: 282.1K  
10/31 State Ranking

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## SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	Rue 21	5,000	6	Xfinity	8,000	11	Staples	27,240	16	Panera Bread	4,298
2	Five Below	8,550	7	Great Clips	1,800	12	Michaels	21,477	17	Chipotle	2,169
3	<b>AVAILABLE</b>	<b>7,076</b>	8	Subway	2,150	13	PetSmart	20,087	18	Red Robin	7,130
4	Target	127,307	9	<b>AVAILABLE</b>	<b>3,150</b>	14	<b>AVAILABLE PAD</b>	<b>6,000</b>	19	Mod Pizza	2,562
5	Giant	68,000	10	Kohl's	89,000	15	Primanti Bros	4,728	<b>CENTER TOTAL</b>		<b>273,104</b>

**BW COMMERCIAL** Blake Shaffer | Brad Rohrbaugh | Chad Stine  
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## MARKET AERIAL



**Chambersburg Crossing**

- Target
- GIANT
- KOHL'S
- Michaels
- Staples
- rue21
- five BELOW
- Panera BREAD
- MOD
- CHIPOTLE MEXICAN GRILL
- Red Robin
- PETSMART

**Chambersburg Square**

- Starbucks
- FIVE GUYS BURGERS and FRIES
- Visionworks
- Olive Garden
- Chick-fil-A
- AT&T
- LONGHORN STEAKHOUSE

**Walker Road Shoppes**

- BUFFALO WILD WINGS
- PIVOT PHYSICAL THERAPY
- AspenDental practice made perfect
- ZALES THE DIAMOND STORE
- MATTRESS FIRM

**Gateway Center**

- WELLSPAN HEALTH
- Ashley HOMESTORE
- Anchor

**Pavillion Shoppes at Gateway**

- ALDI
- TEXAS
- MOE'S SOUTHWEST COIL
- Jersey Mike's SUBS
- LEAVEN MADNESS

**Walgreens**

- TACO BELL
- AutoZone
- McDonald's
- Advance Auto Parts

**KFC**

- POPEYES

**Guilford Square**

- DUNKIN'
- Allstate

**Chambersburg Plaza**

- GROCERY OUTLET bargain Market
- planet fitness
- HOBBY LOBBY
- Little Caesars
- Arby's

**Chambersburg Area Middle School**

**Franklin Center**

- DICK'S SPORTING GOODS
- OLLIE'S FOOD STORE CITY
- ULTA BEAUTY
- petco
- TJ-maxx

**LOWE'S**

**Lincoln East SC**

- goodwill
- JOANN FINE WINE & GOOD SPIRITS
- HARBOR FREIGHT TOOLS
- MATTRESS Warehouse

**Walmart**



# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## INVESTMENT ADVISORS:

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