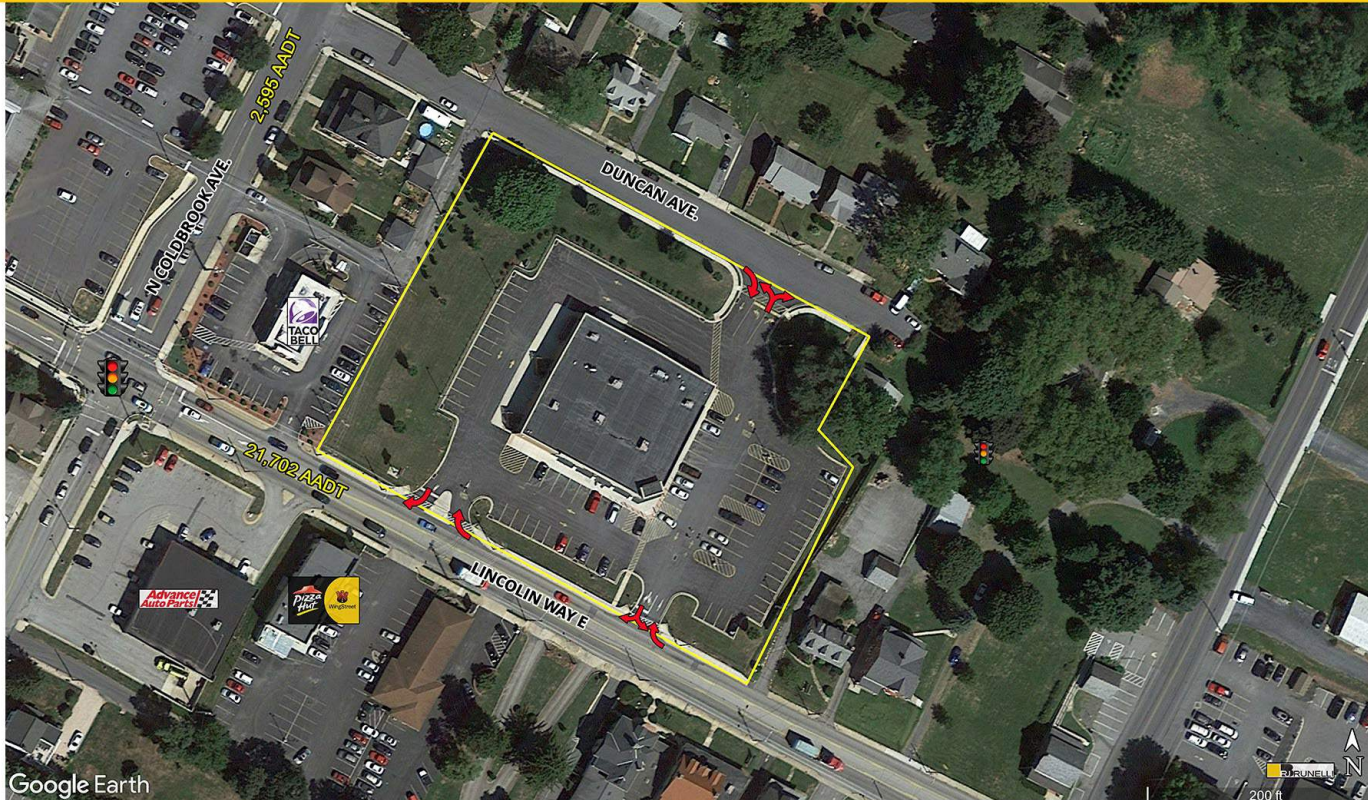


# 949 Lincoln Way East Chambersburg, PA

## Available for Sale or Lease: 14,764 SF



Google Earth

- 14,764 Sf (former Walgreens) at a signalized corner (wrap) with easy ingress and egress.
- Net Lease Drugstore with lease term through 2033, corporate guarantee.
- Excellent exposure along the dominant traffic corridor, Lincoln Way E.
- Immediately west of Interstate 81 with traffic counts exceeding 21,000 vehicles per day.
- Property is located immediately east of WellSpan Chambersburg Hospital, a 240-bed acute care facility.
- National Retailers in the market include Auto Zone, Advance Auto, Hardee's, McDonald's, Taco Bell, WingStop, Chick-Fil-A, and others.
- Cross access to the community behind the property.
- Seeking investment buyers or medical uses, convenience stores, shoe stores, and full-service restaurants.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT & PA.

### DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	8,759	35,135	55,268
HH INCOME	\$84,465	\$84,700	\$94,392
DAYTIME POP	19,269	47,029	63,913

TOTAL GLA 14,764 SF  
TRAFFIC COUNT LINCOLN WAY E- 21,702 CARS PER DAY  
ROUTE 81 -54,616 CARS PER DAY

**Peter Miller** / Sales Associates

Cell: 609-865-3826

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Jan 17, 24



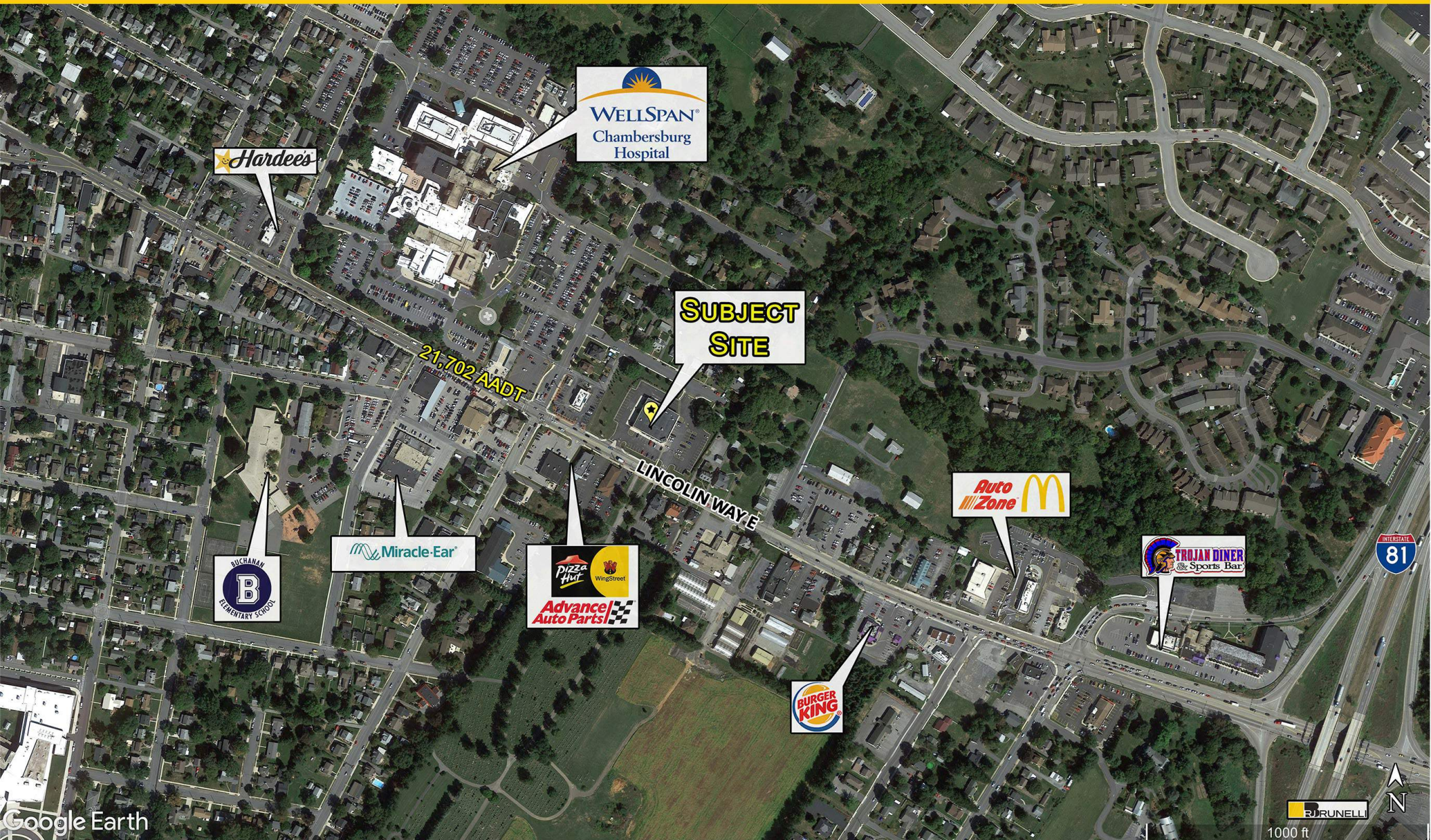
**R.J. Brunelli & Co., LLC**  
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