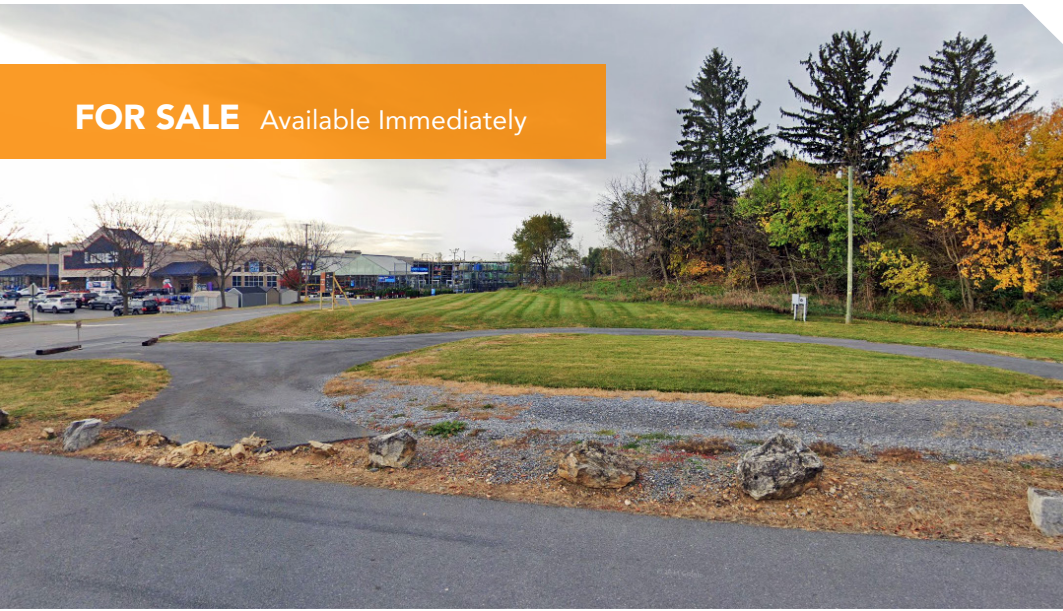


**FOR SALE** Available Immediately



# 1536 Lincoln Way East

Chambersburg, PA 17201

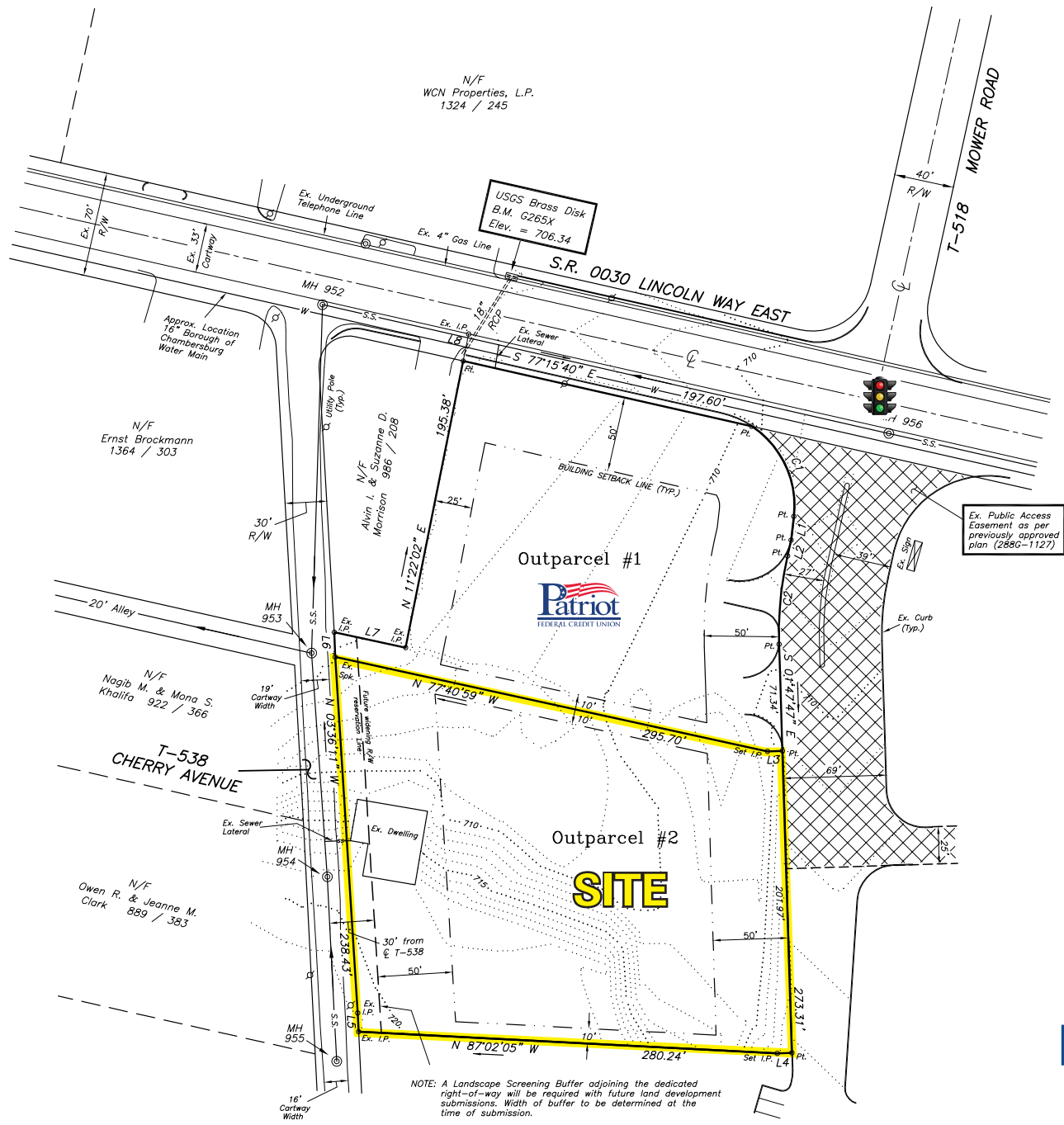
## Overview

Commercial lot for sale with signalized access from Mower Road / Lincoln Way (US Route 30) in east Chambersburg, PA. The site is adjacent to Lowe's Home Center and Patriot Federal Credit Union. Utilities (incl. storm sewer) are available at the lot line.

## Quick Facts

**Availability** Immediate  
**Size** ±1.52 Acres  
**Asking Price** \$425,000.00  
**Zoning** C (Guilford Township)  
**Nearby Tenants** Walmart, Domino's, planet fitness, HOBBY LOBBY, Wendy's, Arby's, DN KN

| 2023 Demographics  | 1 mile                        | 3 miles  | 5 miles  |
|--------------------|-------------------------------|----------|----------|
| POPULATION         | 2,878                         | 30,280   | 54,658   |
| HOUSEHOLDS         | 1,116                         | 12,428   | 22,156   |
| AVG. HH INCOME     | \$96,546                      | \$82,525 | \$87,977 |
| DAYTIME POPULATION | 4,367                         | 44,746   | 60,185   |
| TRAFFIC COUNT      | 25,413 AADT (Lincoln Highway) |          |          |



N/F  
WCN Properties, L.P.  
1324 / 245

USGS Brass Disk  
B.M. G265X  
Elev. = 706.34

S.R. 0030 LINCOLN WAY EAST

T-518  
MOWER ROAD

N/F  
Ernst Brockmann  
1364 / 303

N/F  
Alvin I. & Suzanne D.  
Morrison 986 / 208

Outparcel #1  
**Patriot**  
FEDERAL CREDIT UNION

Ex. Public Access  
Easement as per  
previously approved  
plan (288C-1127)

N/F  
Nagib M. & Mona S.  
Khalifa 922 / 366

T-538  
CHERRY AVENUE

Outparcel #2  
**SITE**

N/F  
Owen R. & Jeanne M.  
Clark 889 / 383

NOTE: A Landscape Screening Buffer adjoining the dedicated right-of-way will be required with future land development submissions. Width of buffer to be determined at the time of submission.



30

Lincoln Way E

Cherry Ave



295.70'

± 1.52 Ac

238.43'

201.97'

280.24'







No Parcel may be used for any of the following purposes without the written consent of both the then owner(s) of the Lowe's Parcel and the then owner(s) of the Spectrum Parcel (which consent shall not be unreasonably withheld):

- (i.) A tavern, bar nightclub, discotheque or any other establishment selling alcoholic beverages for on-premises consumption; provided, however, the foregoing shall not prohibit the operation of a restaurant where the sale of alcoholic beverages therein comprises less than fifty (50%) per cent of the restaurant's gross revenues;
- (ii.) A bowling alley or game room;
- (iii.) A theater;
- (iv.) A health club or spa;
- (v.) A service station or truck stop (provided expressly that a convenience store with has gasoline pumps but no service facilities is not a service station);
- (vi.) A flea market; and
- (vii.) A school.


No portion of the Spectrum Parcel may be used for any of the following purposes (provided that such restrictions shall only apply to the Spectrum Parcel for a period of time not to exceed three (3) years after the Lowe's Parcel is no longer used by Lowe's as a retail and/or warehouse home improvement center, lumber yard or building materials supply center):


- (a) A hardware store containing more than five thousand (5,000) square feet of leasable floor area;
- (b) An appliance and/or home electronics store containing more than five thousand (5,000) square feet of leasable floor area, excluding, however, a Radio Shack, etc.;
- (c) A lawn and garden store containing more than three thousand (3,000) square feet of leasable floor area;
- (d) A paint and/or décor center containing more than five thousand (5,000) square feet of leasable floor area;
- (e) A retail and/or warehouse home improvement center, lumber yard, building materials supply center, substantially similar to that now operated by Lowe's, Home Depot, Home Owner's Warehouse, Homequarters, Hechinger's, Builders Square, 84 Lumber, Wickes, Hughes Lumber, McCoys, Sutherlands and Payless Cashways; and
- (f) These restrictions shall not prohibit a general merchandiser similar to a Wal-Mart, K-Mart, Target, Venture, Kohl's or Walgreens store from operating on the Spectrum Parcel.
- (g) Subject to these restrictions, Spectrum reserves the right to subdivide, convey, lease or assign the Spectrum Parcel or any portion thereof through any means including, but not limited to, subdivision, lease, ground lease, condominium declaration or air-lot condominium declaration.

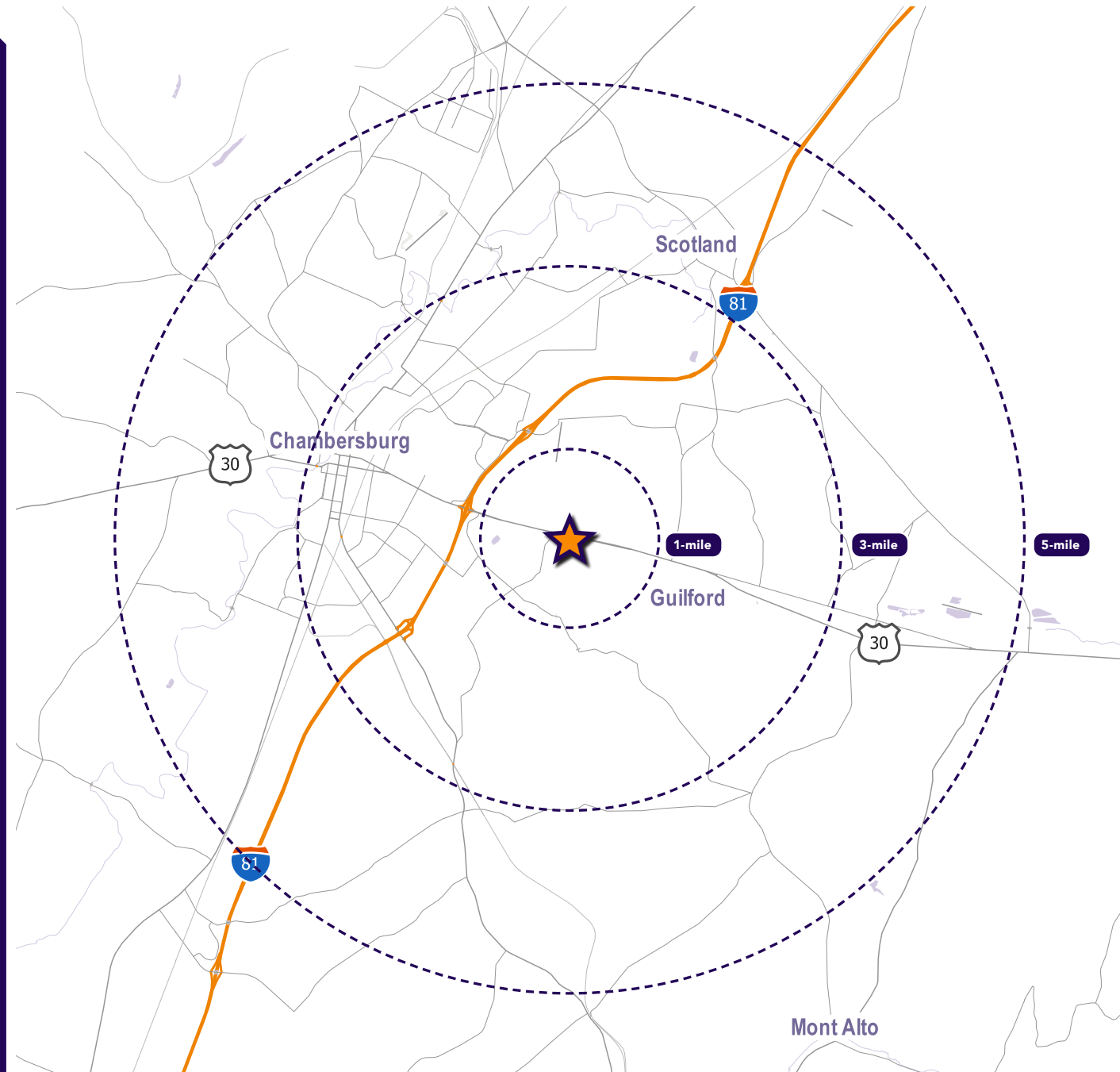
# Interested? Contact:

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 410.753.3947

 443.960.0361



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Suite 800  
Tysons, VA 22182  
202.833.3830

## Richmond

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Suite 300  
Glen Allen, VA 23060  
804.336.2501

## Online

[www.segallgroup.com](http://www.segallgroup.com)

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