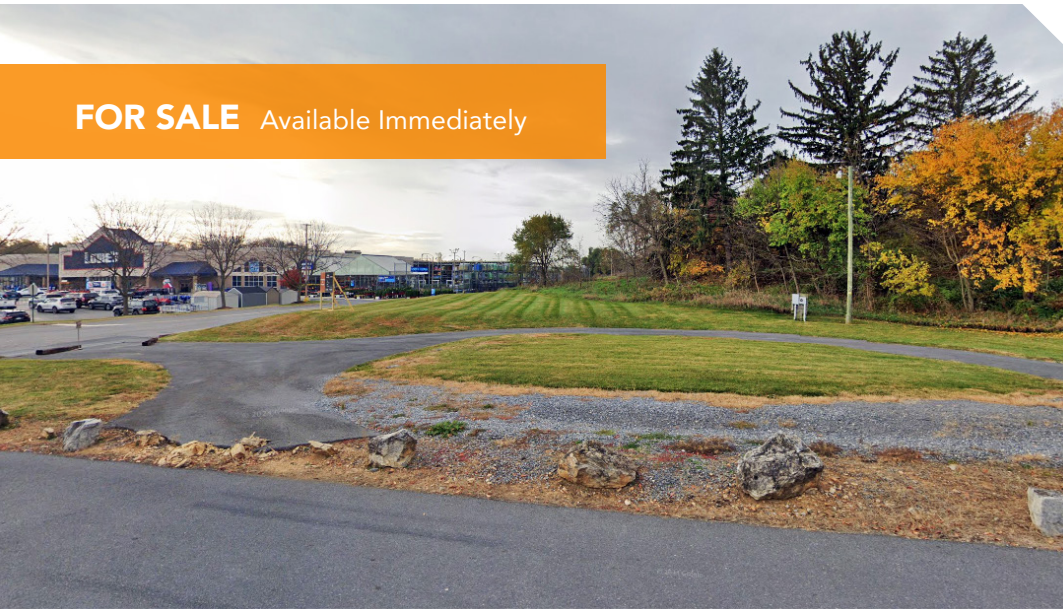


FOR SALE Available Immediately



1536 Lincoln Way East

Chambersburg, PA 17201

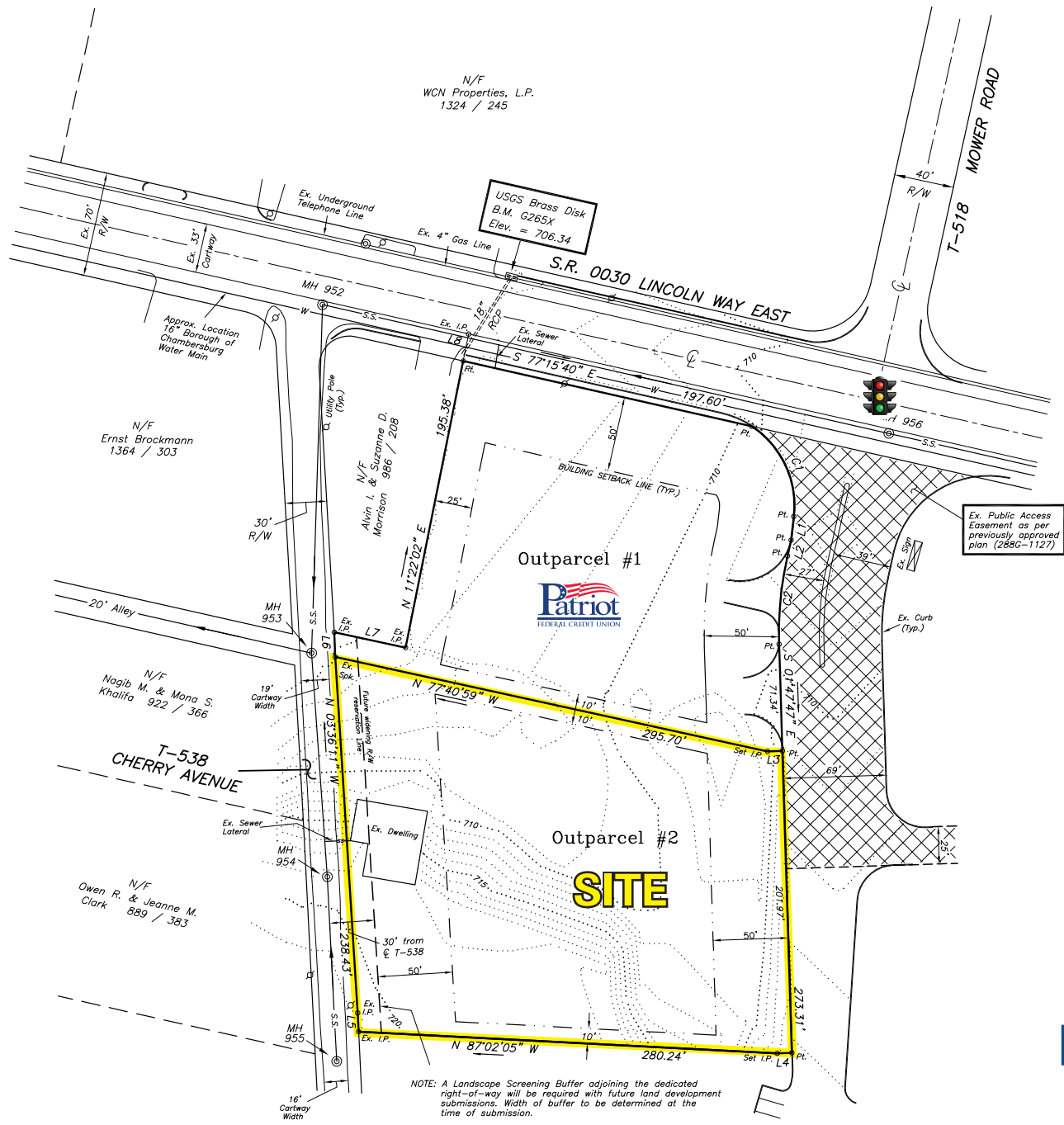
Overview

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

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	2,911	30,463	55,007
HOUSEHOLDS	1,131	12,502	22,294
AVG. HH INCOME	\$94,187	\$84,200	\$90,050
DAYTIME POPULATION	4,573	45,987	60,275
TRAFFIC COUNT	24,816 AADT (Lincoln Highway)		



30

Lincoln Way E

Cherry Ave



295.70'

238.43'

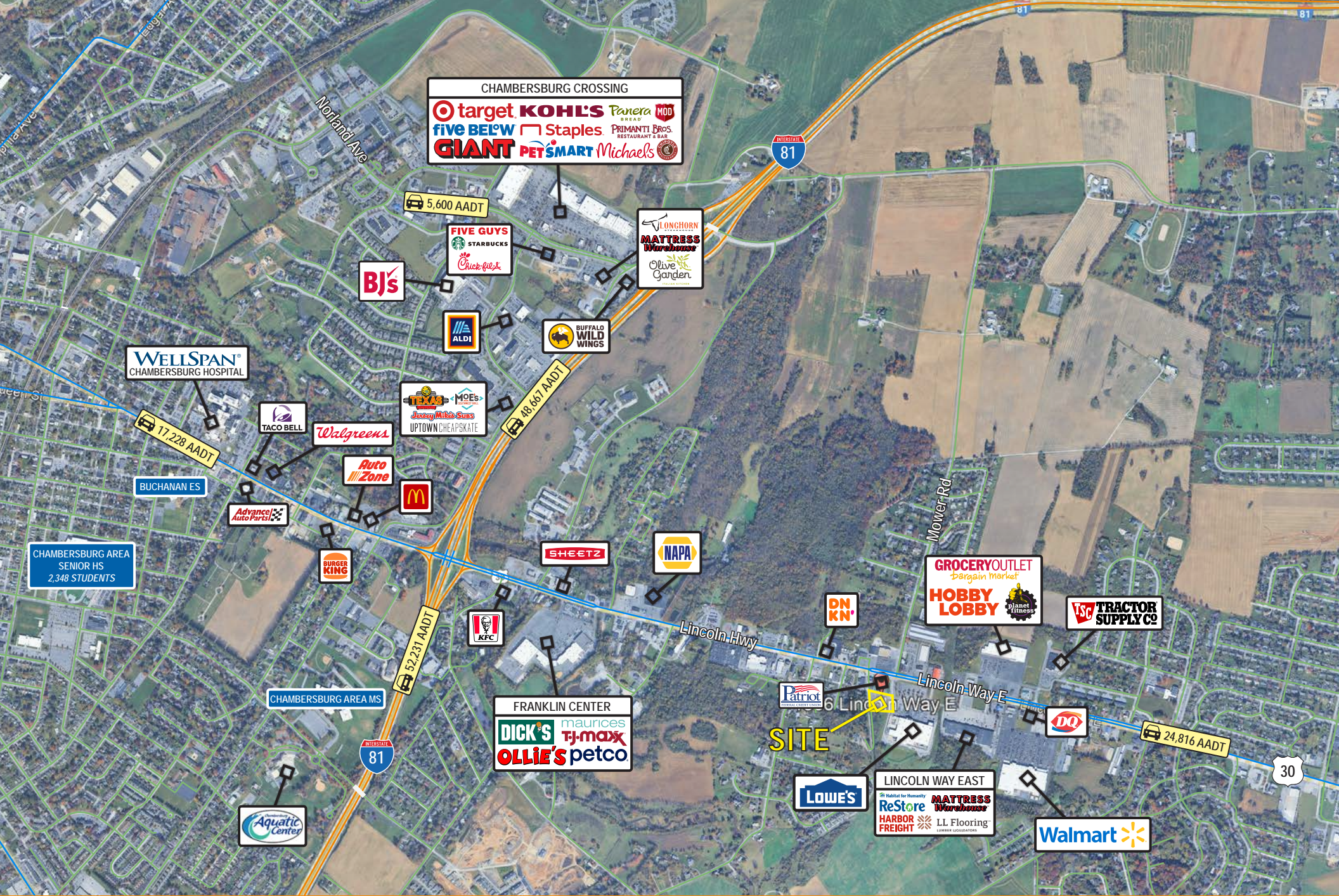
± 1.52 Ac

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.

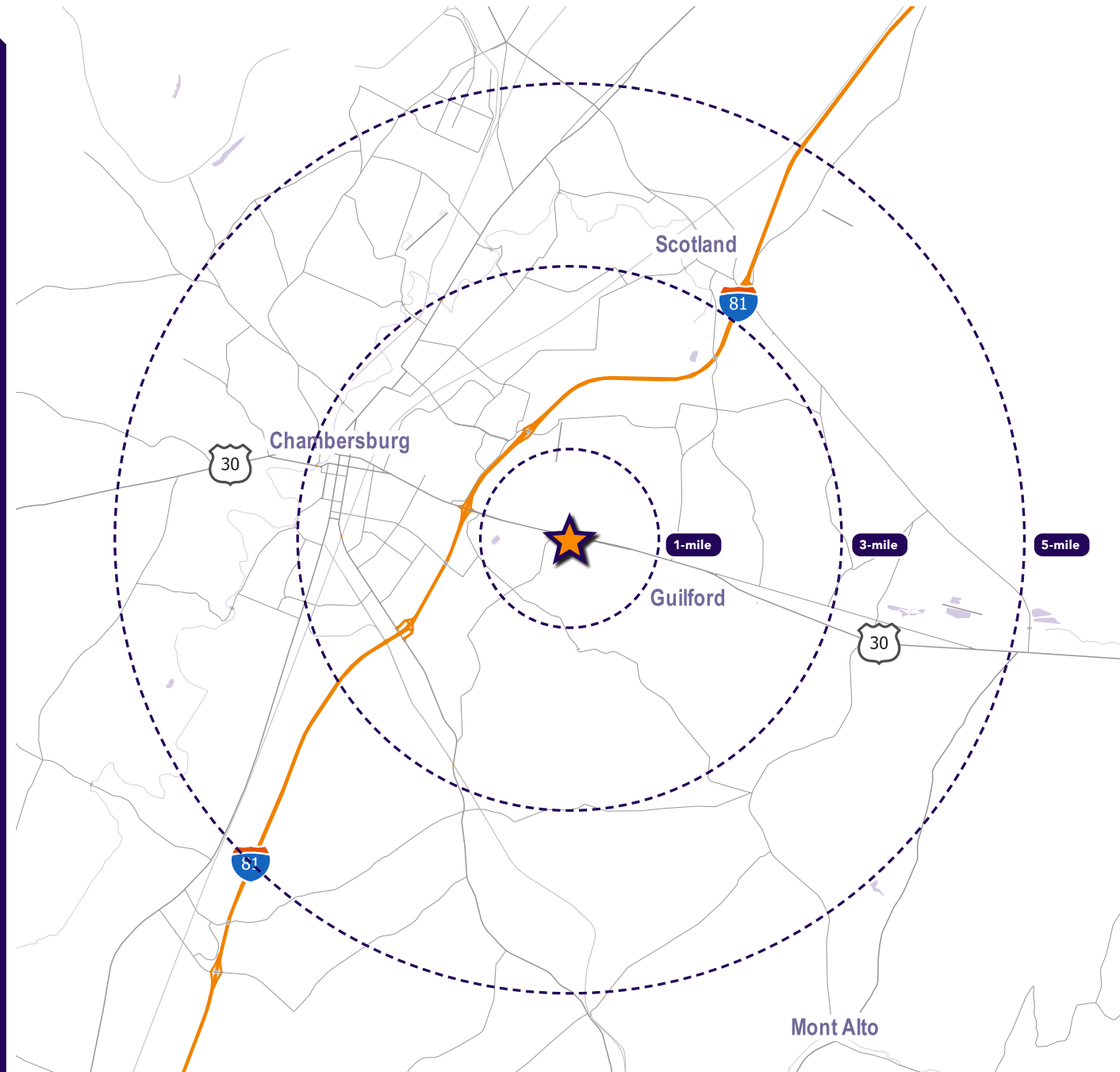
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