

± 3,000 - 7,184 SF

# Marshall's

FOR LEASE

WILL SUBDIVIDE

P · L · A · Z · A

1275 Lincoln Hwy. | Gettysburg, PA



## Overview

Marshall's Plaza is a 125,471 SF retail shopping center located along Route 30 in Gettysburg, PA which is home of the historic Battle of Gettysburg. This is Pennsylvania's #1 historic tourist venue in the state. The site benefits from having great visibility along Route 30 (21,700 CPD) and is less than 0.5 mile from Route 15 (22,000 CPD). Route 30 is an east-west route connecting Philadelphia and Pittsburgh. Route 15 is a north-south route running the length of the state and beyond. Marshall's Plaza is a unique venue that provides retailers the opportunity to service the Gettysburg trade area. With the center having tenants such as Starbucks, CVS, Verizon, Wine & Spirits, and a new Marshall's, the center offers a great deal of benefit to any retailer.



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York Office: 3528 Concord Rd. York, PA 17402  
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Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603  
New Jersey Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

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COMMERCIAL REAL ESTATE

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**RETAIL BROKERS NETWORK**



# Marshall's Plaza

1275 Lincoln Hwy. | Gettysburg, PA 17325

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## Location

Marshall's Plaza receives 1.5 million visits per year, has excellent visibility from Route 30 and has proximity to Route 15. The center has 2 signalized access points, one of which is on Route 30 and the other on Camp Letter Man Drive. Gettysburg enjoys a tourism of  $\pm$  2M visitors per year. It's proximity to Hershey and Lancaster helps make this area a family friendly vacation destination. Gettysburg is also home to Gettysburg College ( $\pm$  2,500 students).

## Trade Area

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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,329	23,206	66,356
TOTAL EMPLOYEES	10,391	20,683	61,518
AVERAGE HHI	\$67,971	\$67,853	\$66,382
TOTAL HOUSEHOLDS	11,251	14,644	28,524

### TRAFFIC COUNTS:

RT 30 - 21,700 VPD | RT 15 - 22,000 VPD



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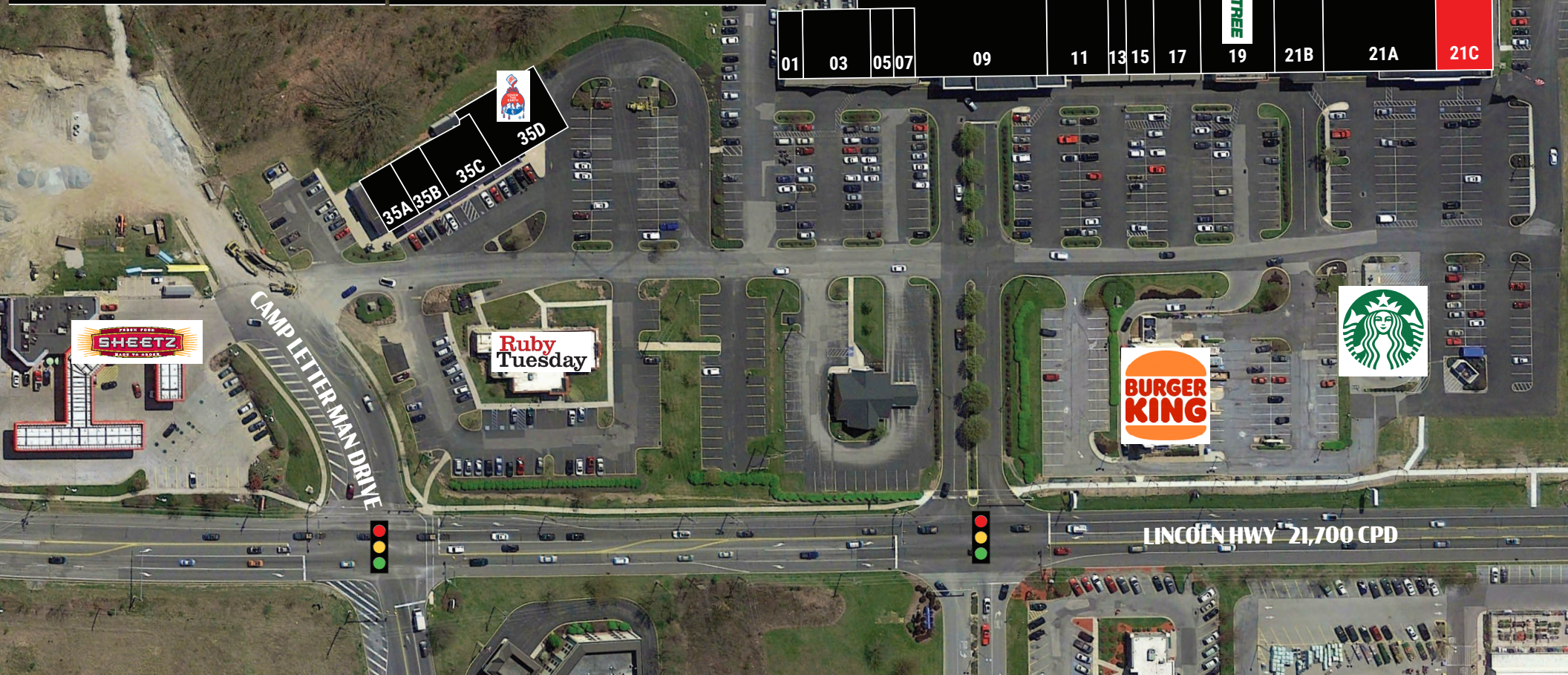
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## SITE PLAN

SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)
1275-01	CELLULAR CONNECTION	1,500	1275-21B	DOLLAR TREE	9,000
1275-03	GETTYSBURG FAMILY RESTAURANT	3,600	1275-21A	MICHAEL'S	18,773
1275-05	H & R BLOCK	1,200	1275-21C	AVAILABLE - CAN BE DIVIDED	±3,000 - 7,184
1275-07	AMERICAN EYEWEAR	1,500	1275-23	BURGER KING	
1275-09	MARSHALLS	31,364	1275-25	UNLEASABLE	1,876
1275-11	WINE & SPIRITS (PLCB)	7,464	1275-J	STARBUCKS	1,600
1275-13	GNC NUTRITION	1,695	35-A	SUBWAY	1,400
1275-15	AAA	2,825	35-B	NAIL SALON	1,190
1275-17	FAMILY FIRST	5,074	35-C	BERKSHIRE HATHAWAY	3,172
1275-19	GETTYSBURG BEER MART	10,950	35-D	SHERWIN WILLIAMS	4,061
			30	SHEETZ	



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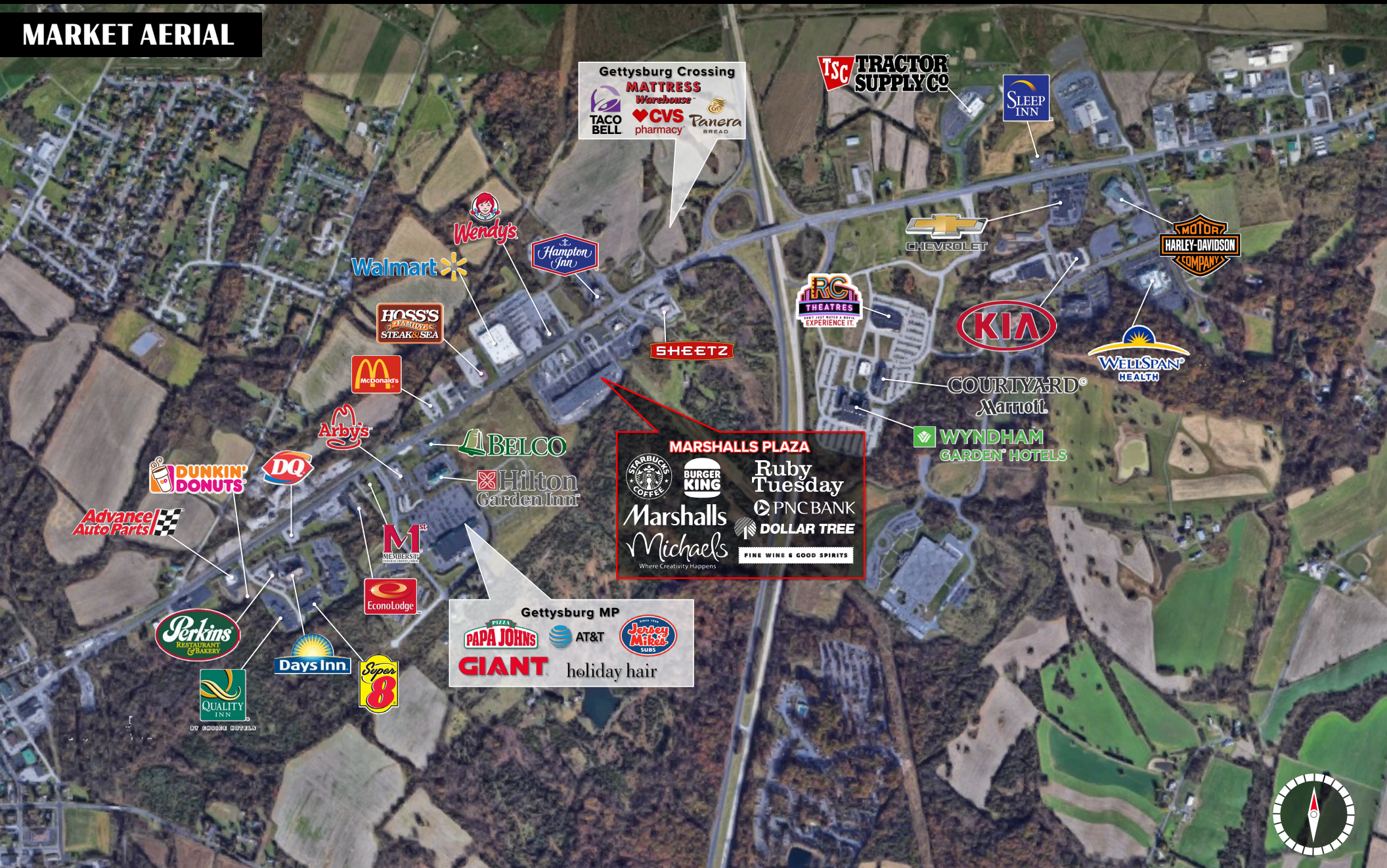


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## MARKET AERIAL



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