

1275 Lincoln Hwy
Gettysburg, PA 17325

Marshalls

P • L • A • Z • A

±1,695 SF
Available For Lease



Join: **Marshalls** **Michaels**



Marshalls 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 VPD) and is less than 0.5 mile from Route 15 (24,000 VPD). 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. Marshalls Plaza is a unique venue that provides retailers the opportunity to service the Gettysburg trade area. With the center having tenants such as Marshalls, Starbucks, Verizon, and Wine & Spirits, the center offers a great deal of benefit to any retailer.



Dave Nicholson | Travis Riley | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



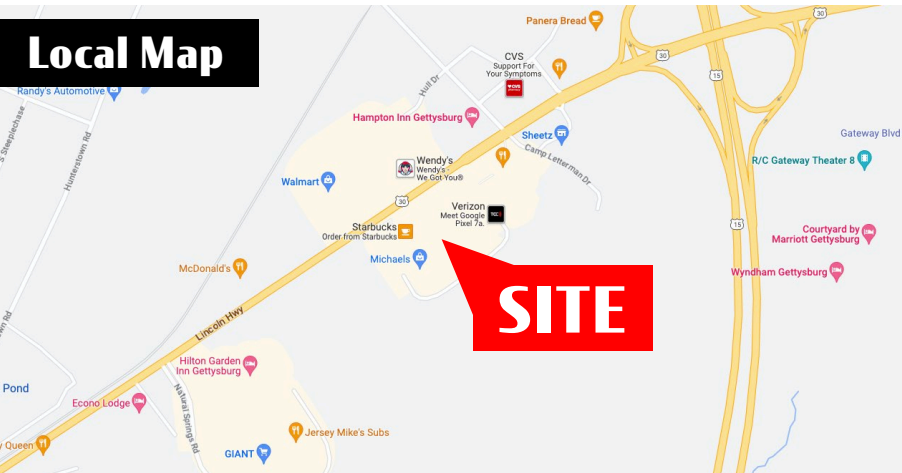
COMMERCIAL BROKERAGE. *Redefined.*

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Local Map



Location

Marshalls Plaza receives 1.8 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 ± 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 (± 2,600 students).



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,921	24,666	33,538
TOTAL EMPLOYEES	9,057	11,350	13,328
AVERAGE HHI	\$96,886	\$105,252	\$105,093
TOTAL HOUSEHOLDS	5,270	9,263	12,820

TRAFFIC COUNTS:

Lincoln Hwy (Rt 30) - ± 21,700 VPD | Rt 15 - ± 24,000 VPD



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Trade Area

Adding to the stability in the area are the 10-mile radius and 20-minute drivetime demographics. Within a 20-minute drivetime you will find 67,479 people in 25,373 households, with an average annual income of \$85,992. The 10-mile radius is even stronger with 70,234 people within 27,222 households, with an average annual income of \$83,559. The daily traffic is not only attributed to the residential population, but also to the +/- 2,409 businesses and +/- 34,605 employees in the area.



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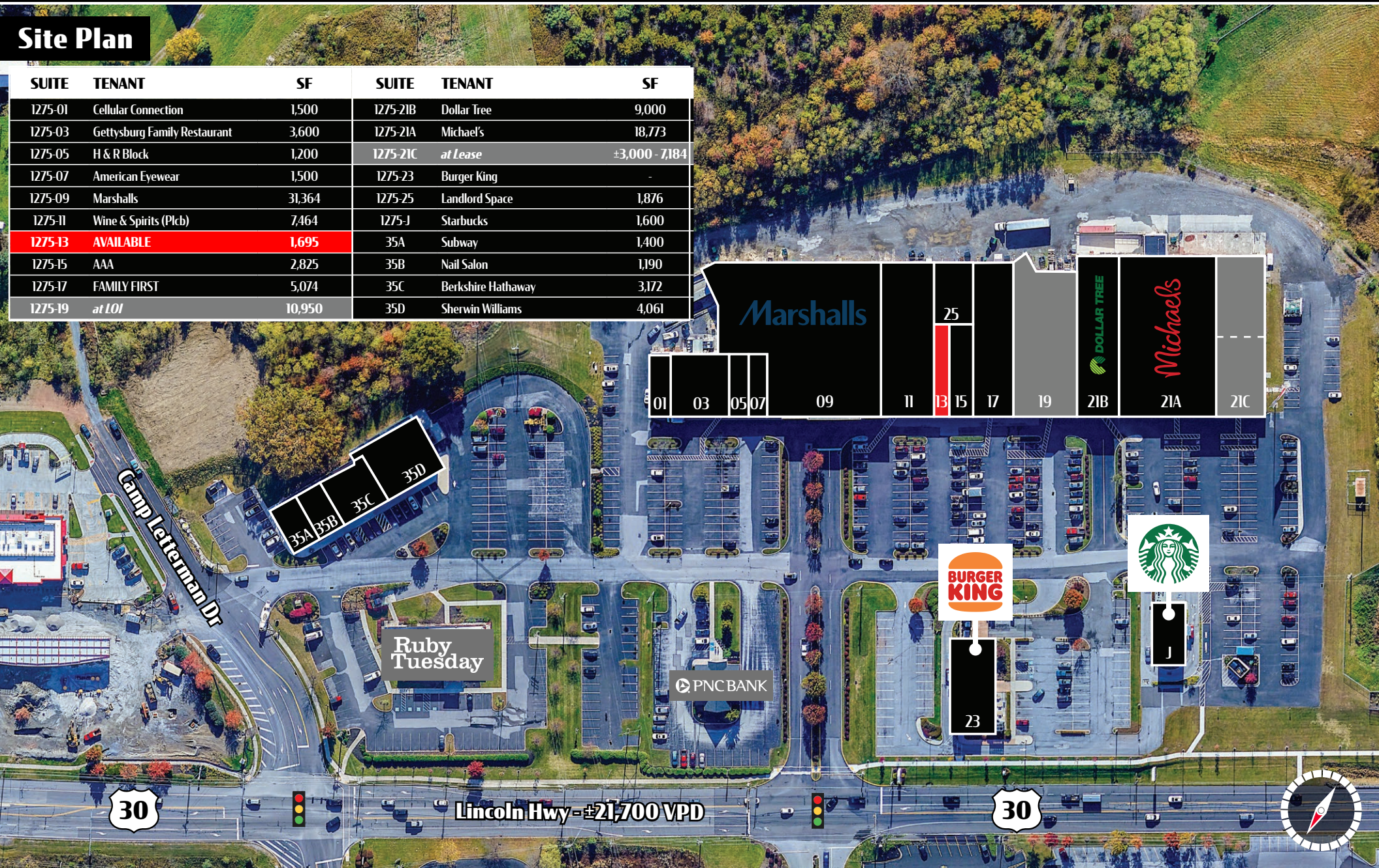
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Site Plan

SUITE	TENANT	SF	SUITE	TENANT	SF
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	at Lease	±3,000 - 7,184
1275-07	American Eyewear	1,500	1275-23	Burger King	
1275-09	Marshalls	31,364	1275-25	Landlord Space	1,876
1275-11	Wine & Spirits (Plcb)	7,464	1275-J	Starbucks	1,600
1275-13	AVAILABLE	1,695	35A	Subway	1,400
1275-15	AAA	2,825	35B	Nail Salon	1,190
1275-17	FAMILY FIRST	5,074	35C	Berkshire Hathaway	3,172
1275-19	at LOI	10,950	35D	Sherwin Williams	4,061



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MARKET AERIAL



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

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