

1275 Lincoln Hwy
Gettysburg, PA 17325

Marshalls

P · L · A · Z · A

±2,995 SF
Available For Lease



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



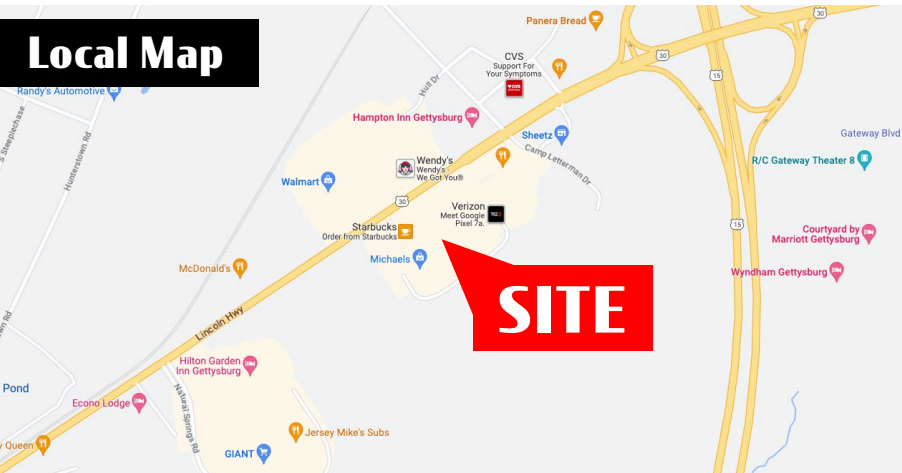
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Local Map



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 Letterman 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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Site Plan

SUITE	TENANT	SF	SUITE	TENANT	SF
1275-01	Cellular Connection	1,500	1275-21B	Dollar Tree	9,000
1275-03	Family Restaurant	3,600	1275-21A	Michael's	18,773
1275-05	H&R Block	4,300	1275-21C	Mattress Firm	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	The UPS Store	1,695	35A	Subway	1,400
1275-15	AAA	2,995	35B	Nail Salon	1,190
1275-17	Family First	5,074	35C	Berkshire Hathaway	3,172
1275-19	Five Below	10,950	35D	Sherwin Williams	4,061



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MARKET AERIAL



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Dave Nicholson

DNicholson@bennettwilliams.com



Travis Riley

TRiley@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

