

# CONESTOGA CROSSING

250 S CONESTOGA DRIVE | SHIPPENSBURG, PA | 17257



PROGRESS BLVD

1.17 AC

1.02 AC

1.12 AC

CONESTOGA DRIVE



PROPOSED



Adam Hagerman | Cale Brusco | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Property Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com).

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



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250 S CONESTOGA DRIVE | SHIPPENSBURG, PA | 17257

± 3.31 AC FOR  
**LEASE/SALE**

## PROPERTY OVERVIEW

**Conestoga Crossing** features multiple pads sites on the outparcel to the region's brand-new Parx Casino. In addition to the casino, Conestoga Crossing sits directly next to national retailers such as Walmart, Wendy's, Aldi, Tractor Supply, Planet Fitness and more. In addition, next door features a new retail development called the Shoppes at Conestoga, which features Chipotle, Popeyes and Arby's! The retail corridor along Conestoga Drive serves as the one stop-shop for all residents in this area, as well as for those students who attend Shippensburg University (over 6,300 total students). The pads located at Conestoga Crossing are fit for a variety of uses including retail, hospitality, or medical!

## NEARBY RETAILERS



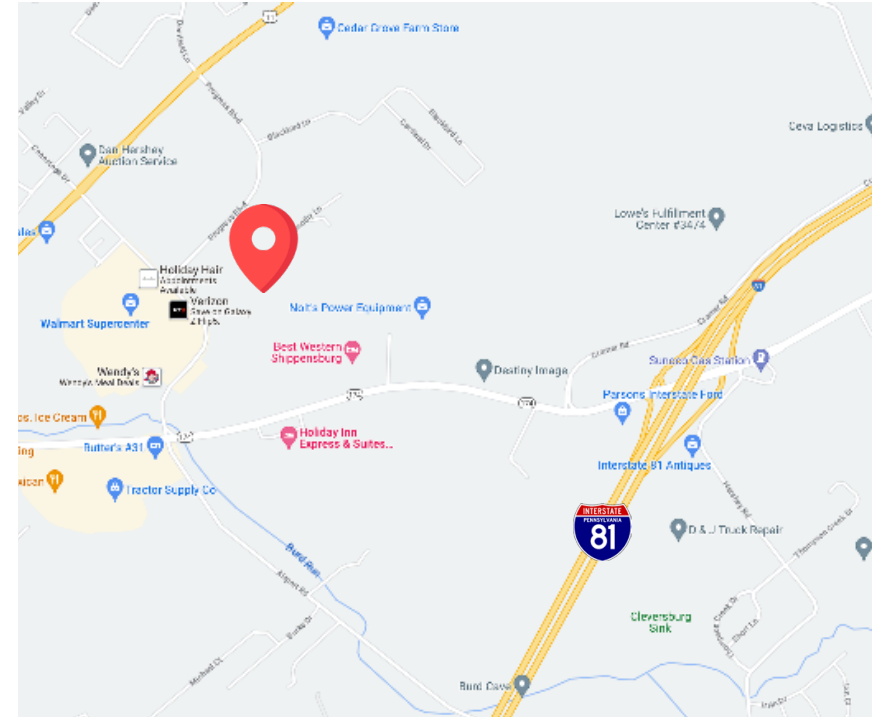
1.6M  
VISITS/YEAR

505.7K  
VISITS/YEAR

419.8K  
VISITS/YEAR

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	27,404	34,301	54,693
TOTAL EMPLOYEES	7,030	8,097	13,477
AVERAGE HHI	\$91,763	\$95,857	\$99,556
TOTAL HOUSEHOLDS	10,206	12,724	20,779
<b>TRAFFIC COUNTS: I-81 ± 40,010 VPD   Walnut Bottom Rd ± 16,561 VPD</b>			

\*traffic counts are from before the casino opened





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PADS TO NEW PARX CASINO



SHIPPENSBURG SC

- TRACTOR SUPPLY CO
- MATTRESS FIRM
- ALDI
- planet fitness
- Great Clips

- Walmart
- GameStop
- SUBWAY
- holiday hair
- Wendy's

PROPOSED

- POPEYES
- CHIPOTLE MEXICAN GRILL
- Arbys





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**parx**  
**casino**<sup>®</sup>  
**SHIPPENSBURG**



Source- Parx Casino



Source- Parx Casino

**OPENED 2023**  
**73,000 SF**  
**OPEN 24 HOURS**  
**500 SLOT MACHINES**  
**48 TABLE GAMES**



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## MARKET OVERVIEW





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## MARKET OVERVIEW





# 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.

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.



## LISTING AGENTS:

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