



Shippensburg Marketplace

For Lease

397 Baltimore Road | Shippensburg, PA 17257



Property Overview

Available
±1,400 - 6,400 SF

Shippensburg Marketplace is a 59,865 square foot, retail shopping center ideally located directly off of Baltimore Road in Shippensburg, PA. This project is located near the dominant housing corridor in the fast-growing Shippensburg market. The site benefits from having great access to I-81 (52,000 VPD), as well as being located less than 1.3 miles to Shippensburg University. This project provides retailers the opportunity to break into a highly sought after retail corridor with little availability remaining. With Shippensburg Marketplace having a dominant grocery anchor, this project presents a great opportunity for any retailer.

Surrounding Retailers



BW COMMERCIAL Abe Khan | Blake Shaffer | Mark Jacobs | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



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MAP LOCATION



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,893	26,724	34,005
TOTAL EMPLOYEES	8,130	9,124	10,448
AVERAGE HHI	\$66,228	\$72,052	\$74,846
TOTAL HOUSEHOLDS	7,083	9,598	12,282

PROPERTY TRAFFIC COUNTS: I-81 ± 52,000 VPD

AVAILABLE SPACE



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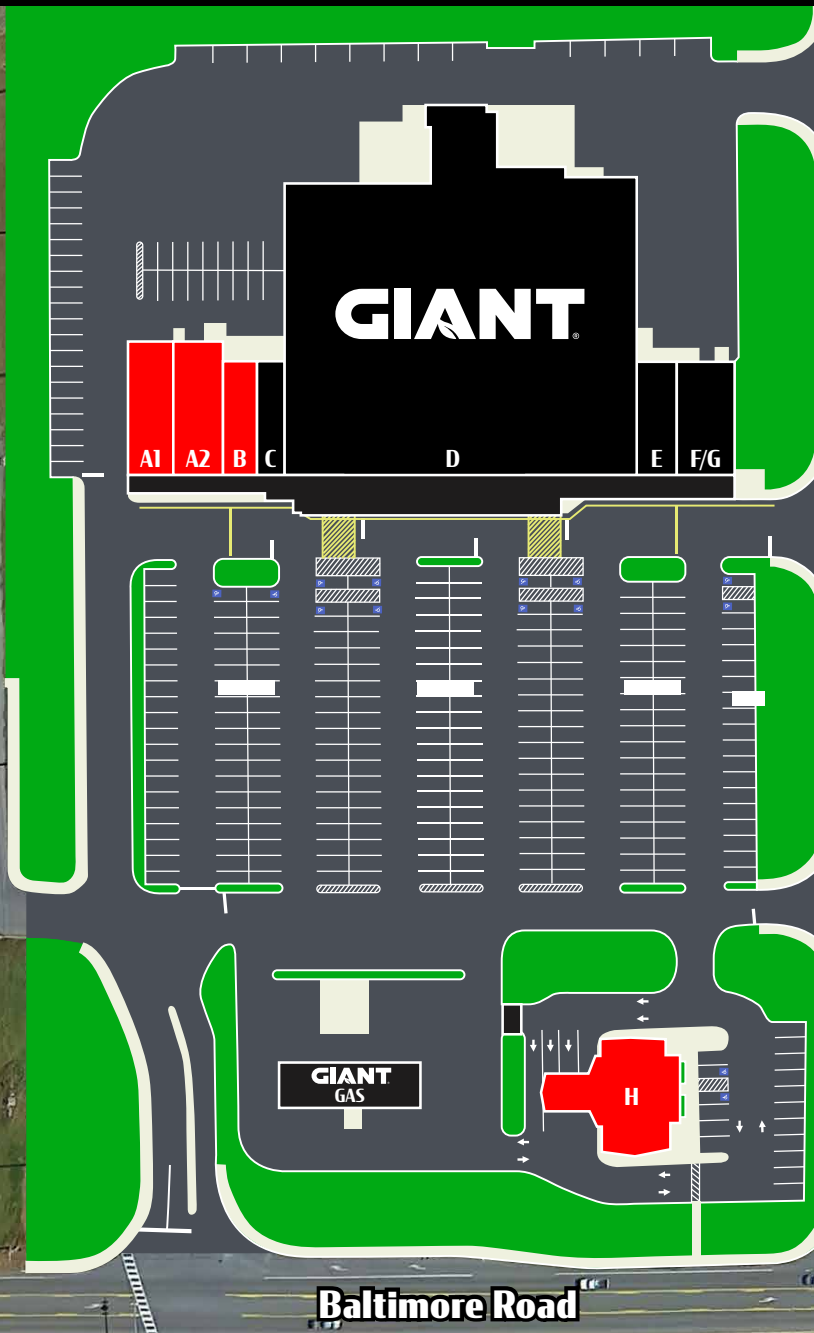
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SITE PLAN

SUITE	TENANT	SF
H	AVAILABLE	2,990
A1	AVAILABLE	1,600 - 6,400
A2	AVAILABLE	3,400 - 6,400
B	AVAILABLE	1,400 - 6,400
C	China Inn	1,400
D	Giant	44,700
E	Pa Nails	1,600
F	Alfredo's Pizza	2,775
TOTAL		59,865



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MARKET AERIAL



Shippen Towne Centre

Walmart FINE WINE & GOOD SPIRITS

verizon SUBWAY at&t

GameStop holiday hair

Shippensburg Shopping Center

ALDI planet fitness TSC TRACTOR SUPPLY CO Great Clips Starbucks

Little Caesars boostmobile

Shippensburg Marketplace

GIANT ±1,400 - 6,400 SF Available For Lease

SHIPPENSBURG UNIVERSITY

Shippen Towne Centre

Walmart FINE WINE & GOOD SPIRITS

verizon SUBWAY at&t

GameStop holiday hair

LOWE'S

BW Best Western. Hotels & Resorts

Rutter's

Holiday Inn Express & Suites

Wendy's

TACO BELL KFC

CVS pharmacy

Chevrolet

174

Advance Auto Parts

Dominos

BURGER KING

F&M TRUST

M MEMBERS 1st FEDERAL CREDIT UNION

DOLLAR GENERAL

SHEETZ

BENTLEY

McDonald's

xfinity

DOLLAR TREE

ARCOGA'S GRILLER HOUSE & SPORTS BAR

NAPA

SUNOCO

Citizens Bank

Pizza Hut

Ritas

PAPA JOHN'S

Schreiber

AutoZone

52,000 VPD



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US

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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.

