

CAPRICE COURT

— SHREWSBURY, PA 17361 —

SHREWSBURY COMMONS

Walmart Supercenter, tropical CAFE, McDonald's, Dollar Tree, T-Mobile, Advance Auto Parts, Arby's, ANYTIME FITNESS, TACO BELL, GameStop, SUBWAY, LHM, Jersey Mike's SUBS

±49,000 VPD

**±5.83 AC AVAILABLE
FOR SALE/LEASE**

PROPERTY OVERVIEW

Caprice Court is a 5.83-acres of vacant commercially zoned land in Shrewsberry Township. The site is conveniently situated near the I-83 exchange, making it ideal for users looking for accessibility and exposure in this growing market. Nearby retailers include ALDI, Royal Farms, Walmart, Giant, and Home Depot, just to name a few. Other notable growth drivers include the new WellSpan Hospital that is slated to open at the end of 2025 and Johnson Control, which contributes over 400 jobs to the area.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	29,483	41,916	92,349
EMPLOYEES	8,431	10,049	23,047
AVERAGE HHI	\$129,621	\$132,131	\$127,084
HOUSEHOLDS	11,731	16,399	36,016



MARKET OVERVIEW

SHREWSBURY SQUARE



MESSINA HIGHLANDS



SHREWSBURY COMMONS



STONEBRIDGE PLAZA



NEW WELLSPAN MINI HOSPITAL
OPENING LATE 2025



±400 EMPLOYEES



SITE

Bennett Williams

COMMERCIAL REAL ESTATE

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 Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Cale Bruso

cbruso@bennettwilliams.com



Tyler Gettel

tgettel@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

