

CAPRICE COURT

— SHREWSBURY, PA 17361 —



±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



M&T Bank

MESSINA HIGHLANDS



SHREWSBURY COMMONS



Ruby Tuesday



ROYAL FARMS



STONEBRIDGE PLAZA



NEW WELLSPAN MINI HOSPITAL
OPENING LATE 2025



TRACTOR SUPPLY CO.



±400 EMPLOYEES



SITE



BLAKE SHAFFER | ASHLEE LEHMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR MORE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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