

± 1,500 -
3,000 SF

Gettysburg Marketplace

FOR LEASE

44 Natural Springs Road | Gettysburg, PA



Overview

Gettysburg Marketplace is an 85,488 square-foot Giant anchored retail shopping center centrally located in Gettysburg, Pennsylvania. The project is situated at the signalized intersection of Lincoln Highway (US Route 30 – 19,000 CPD) and Natural Springs Road. The center is anchored by Giant Foods with other leading national retail co-tenants such as AT&T, Arby's, and Papa Johns. With its traffic generating tenant lineup, this project is the primary shopping destination in the Gettysburg market.

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Gettysburg Marketplace

44 Natural Springs Rd | Gettysburg, PA 17325

Available For Lease

Location

Gettysburg Marketplace is strategically positioned with significant frontage along the market's primary retail corridor along Lincoln Highway (US Route 30). The center benefits from the high-volume traffic flow of Lincoln Highway, which is the area's heaviest traveled roadway. Lincoln Highway acts as the area's focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base to the center.

Trade Area

Adding to the stability of the project, Gettysburg Marketplace shows a 25-minute drive time demographic of over 206,136 people with household incomes of more than \$79,417 and daytime employment demographics equally as strong with 78,968. The demographics within a 15-mile radius include 163,751 people in 64,044 homes, a labor force of 70,356 with an average household income of \$78,597. The area's growth since 2000 has increased over 15.9% with more than 10,210 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,199	24,285	32,394
TOTAL EMPLOYEES	13,327	20,951	27,764
AVERAGE HHI	\$74,883	\$80,378	\$82,541
TOTAL HOUSEHOLDS	5,538	9,209	12,493

TRAFFIC COUNTS: **Lincoln Hwy** - 19,000 VPD



Available Spaces - Spaces can be Combined



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

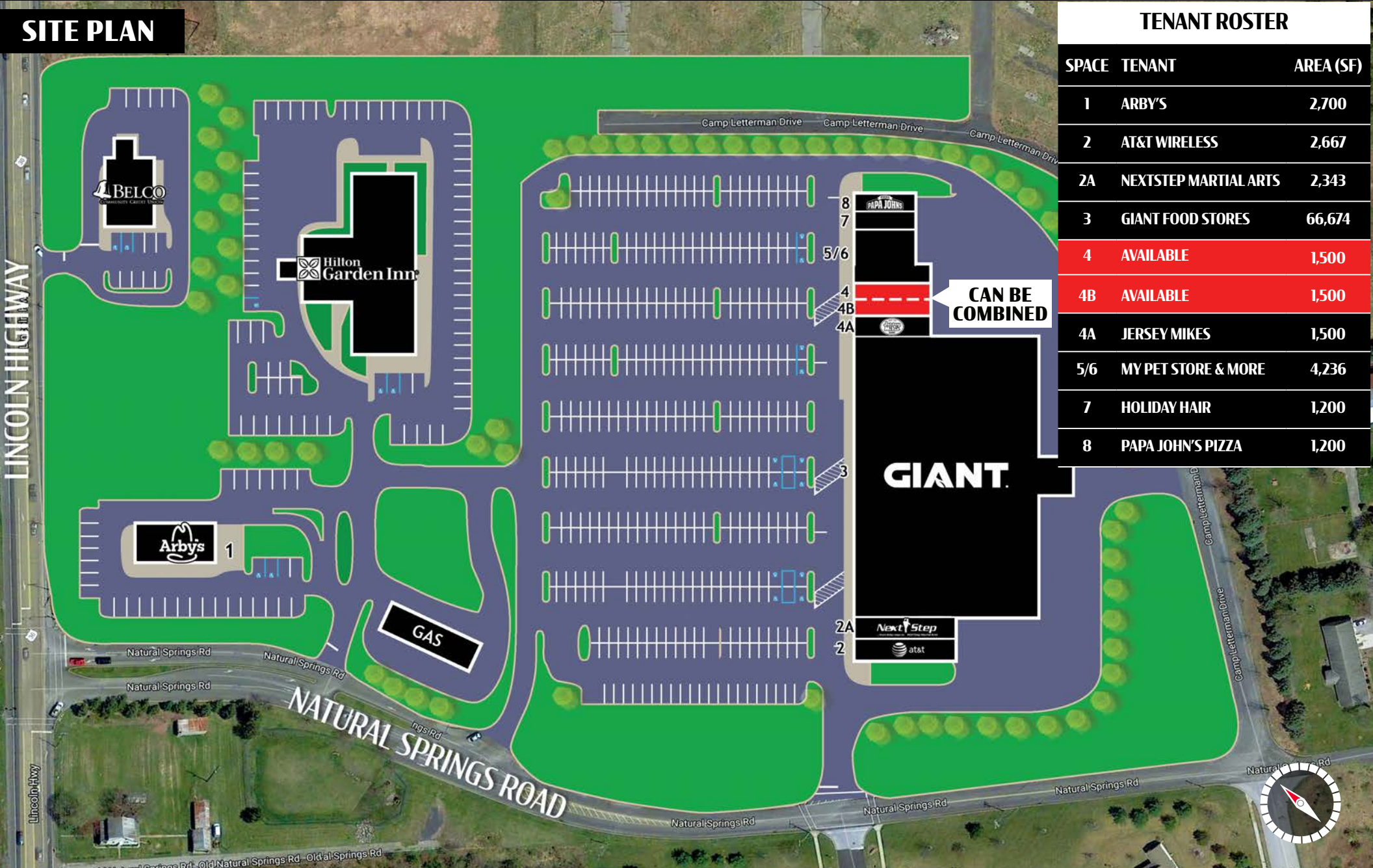
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Gettysburg Marketplace

44 Natural Springs Rd | Gettysburg, PA 17325

Available For Lease

SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SF)
1	ARBY'S	2,700
2	AT&T WIRELESS	2,667
2A	NEXTSTEP MARTIAL ARTS	2,343
3	GIANT FOOD STORES	66,674
4	AVAILABLE	1,500
4B	AVAILABLE	1,500
4A	JERSEY MIKES	1,500
5/6	MY PET STORE & MORE	4,236
7	HOLIDAY HAIR	1,200
8	PAPA JOHN'S PIZZA	1,200

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

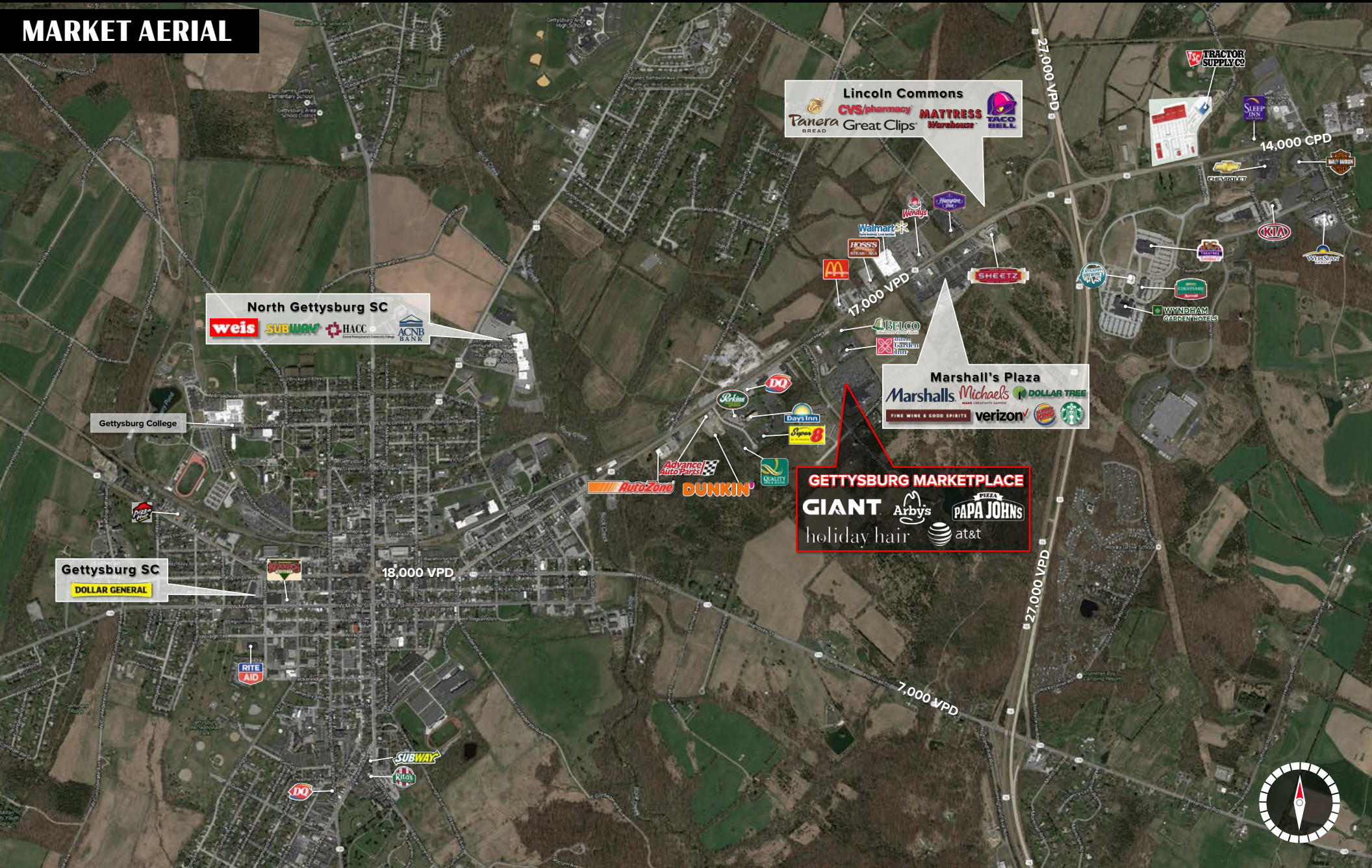
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Gettysburg Marketplace

44 Natural Springs Rd | Gettysburg, PA 17325

Available For Lease

MARKET AERIAL



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK