



Shippensburg Marketplace

397 Baltimore Road | Shippensburg, PA 17257

For Lease

CIM

A CIM Operated Property



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



ABE KHAN | BLAKE SHAFFER | MARK JACOBS
CHAD STINE | BRAD ROHRBAUGH
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



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MAP LOCATION



AVAILABLE SPACE



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



UP TO ± 6,400 SF CONTIGUOUS SPACE



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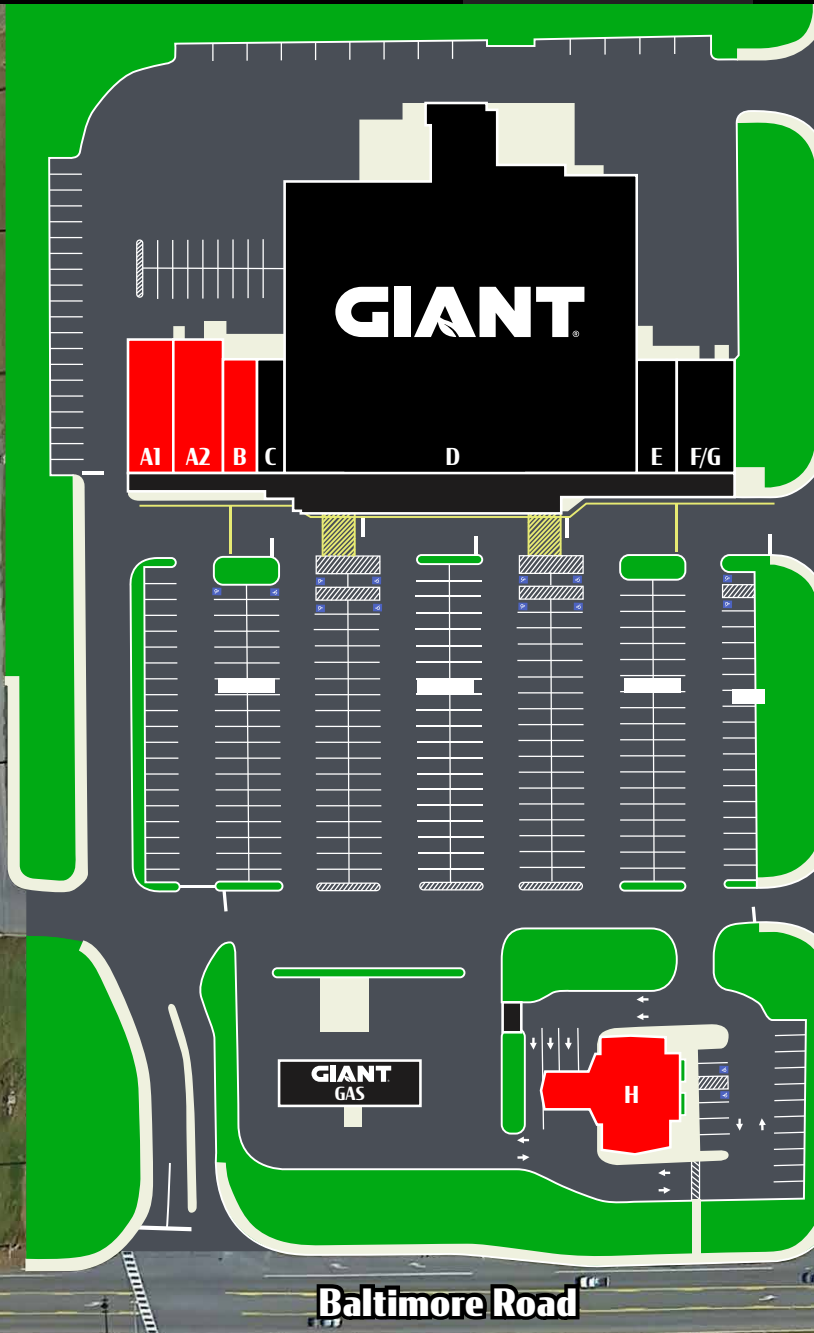
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SITE PLAN

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



xfinity

 **DOLLAR TREE**

Farmington Drive

Aspen Drive

Baltimore Road

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MARKET AERIAL



Shippen Towne Centre

Walmart FINE WINE & GOOD SPIRITS
verizon SUBWAY at&t
GameStop holiday hair

LOWE'S

BW Best Western
Hotels & Resorts

Rutter's

H Holiday Inn
Express & Suites

Wendy's

TACO BELL KFC

CVS
pharmacy

Advance
Auto Parts

M MEMBERS 1st
FEDERAL CREDIT UNION

Domino's

BURGER
KING

F&M
TRUST

Shippensburg Shopping Center

ALDI planet fitness TSC TRACTOR
SUPPLY CO Great Clips
IT'S GONNA BE GREAT Starbucks
Little Caesars boostmobile

SHEETZ

DOLLAR GENERAL

McDonald's

xfinity

DOLLAR TREE

Baltimore Rd

Shippensburg Marketplace

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

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