

# SHIPPENSBURG SHOPPING CENTER

40 Ship Shopping Center | Shippensburg, PA | 17257

± 3,780 - 34,964 SF AVAILABLE | FOR LEASE



## PROJECT

Shippensburg Shopping Center is a 133,875 square foot, retail shopping center ideally located directly off of Walnut Bottom Road in Shippensburg, Pa. This project is located within the heart of the retail 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 mile from Shippensburg University. This project provides retailers the opportunity to break into a highly sought-after retail corridor with little availability remaining. With the addition of notable retailers such as Starbuck’s, the close proximity to Shippensburg University, and being situated along the main thoroughfare in the market, this center creates a great opportunity for any retailer in the Shippensburg market.

## LOCATION

The strategically positioned Shippensburg Shopping Center benefits from having visibility along Walnut Bottom Road. The center has 2 points of ingress/egress, one of which is signalized. The Shippensburg market has seen an immense amount of growth over the past 10 years with the development of major projects including Proctor & Gamble’s 1.7 million square foot warehouse. Located in the Township of Shippensburg, the project is located within a fast-growing market of residential, retail and warehouse distribution.

## TRADE AREA

The strategically positioned Shippensburg Shopping Center benefits from having visibility along Walnut Bottom Road. The center has 2 points of ingress/egress, one of which is signalized. The Shippensburg market has seen an immense amount of growth over the past 10 years with the development of major projects including Proctor & Gamble’s 1.7 million square foot warehouse. Located in the Township of Shippensburg, the project is located within a fast-growing market of residential, retail and warehouse distribution.

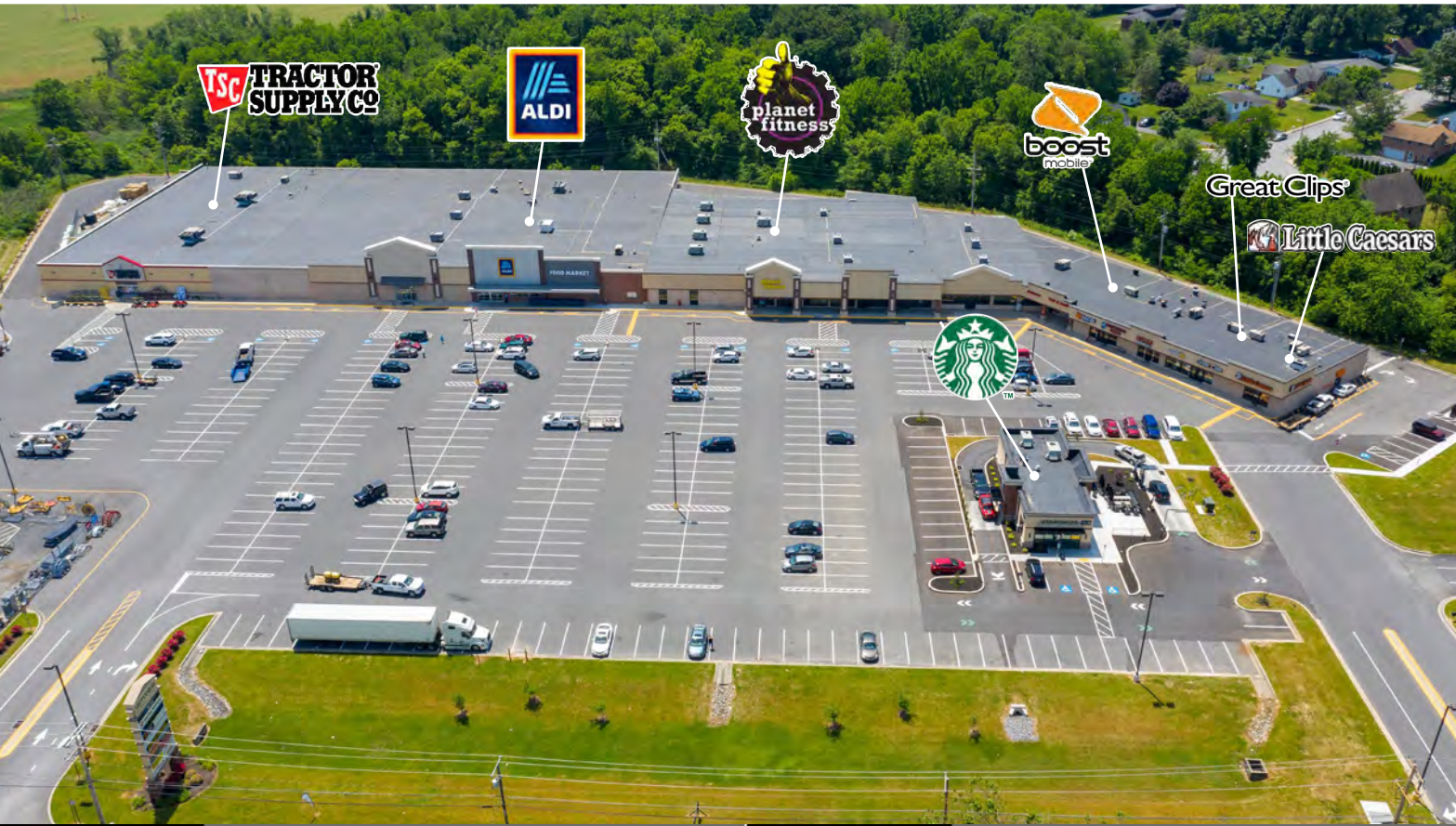
JOIN

TRACTOR  
SUPPLY CO

ALDI

planet  
fitness

STARBUCKS  
COFFEE



POPULATION		3 MILES - 14,547	EMPLOYEES		3 MILES - 7,301
		5 MILES - 22,983			5 MILES - 9,814
		7 MILES - 55,229			7 MILES - 16,238
AVERAGE HH		3 MILES - \$64,972	HOUSEHOLDS		3 MILES - 6,898
		5 MILES - \$71,106			5 MILES - 9,962
		7 MILES - \$75,549			7 MILES - 21,616

TRAFFIC COUNTS: WALNUT BOTTOM RD: 14,000 VPD



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

ABE KHAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE  
717-843-5555  
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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TENANT ROSTER		
SPACE	TENANT	AREA (SF)
1	TRACTOR SUPPLY	23,316
2	AVAILABLE	19,764
3	AVAILABLE	15,200
4	ALDI	21,388
5	PLANET FITNESS	15,105
6	AVAILABLE	6,484
7	AVAILABLE	6,663
8A	AVAILABLE	4,218
8B	EL MARIACHI	4,218
9	AVAILABLE	3,780
10	PUFF-N-SNUFF	1,352
11	BOOST MOBILE	1,600
12	BROTHERS PIZZA	1,600
13	SUKURA	1,600
14	SPRINT	1,600
15	GREAT CLIPS	1,600
16	LITTLE CAESARS	2,287
17	STARBUCKS	2,100

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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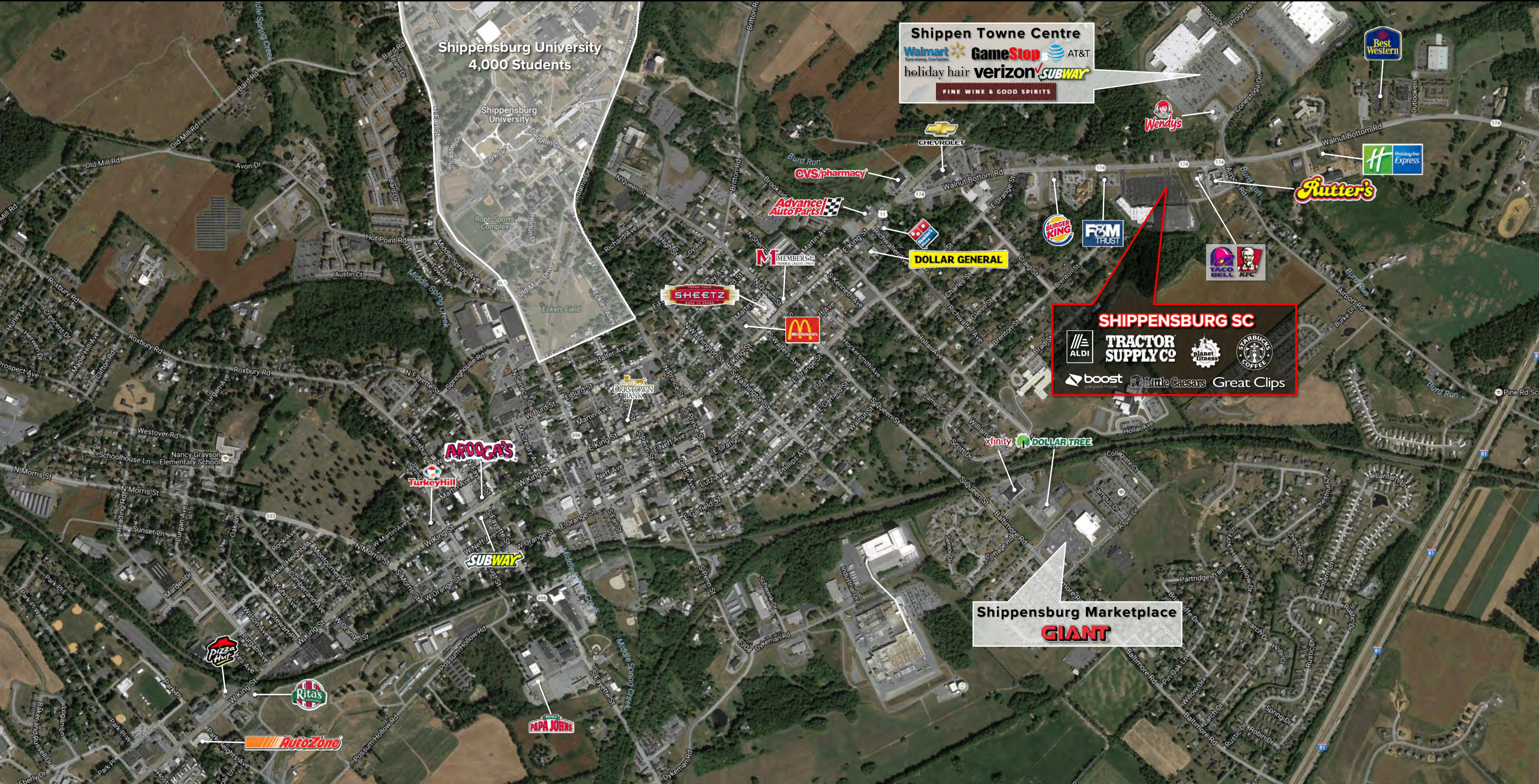
**Bennett Williams**  
RETAIL

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