

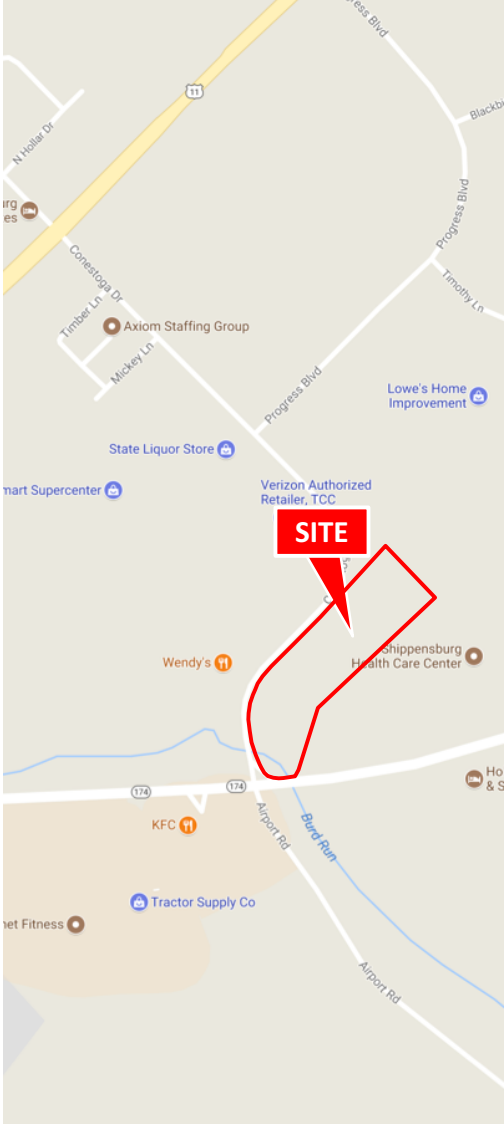
# SOUTH CONESTOGA DRIVE

Shippensburg, PA | 17257



Conceptual Drawing

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	23,233	48,162	61,357
Average HHI	\$58,233	\$56,648	\$59,560
Number of Households	9,255	19,221	24,806
Daytime Population	18,804	39,000	49,996
TRAFFIC COUNTS			
Walnut Bottom Road : 14,000 CPD			



+/- 5.61 ACRES FOR SALE

### PROJECT

+/- 5.61 acres of commercial land available for sale at the corner of Walnut Bottom Rd and Conestoga Dr. directly across from Wal-Mart and adjacent to Lowe's. Great locations for retail, medical office, hotel, and commercial businesses. Owner will consider subdividing.

### LOCATION

High profile corner across from Wal-Mart located less than 1 mile from Interstate 81 and downtown Shippensburg. Rutter's, Tractor Supply, KFC/Taco Bell, Wendy's, Planet Fitness, Peebles, Little Caesar's, and Mattress Firm are across the street. Shippensburg is conveniently located in South Central PA and has experienced a large amount of growth over the past 15 years because of its close proximity and easy access to I-81 and the Maryland/PA border.

### TRADE AREA

Shippensburg is a rapidly growing area located between Carlisle and Chambersburg. Home to Shippensburg University which has over 6,300 Students. Shippensburg is also home to Volvo's Northeast Headquarters with over 1,000 employees. There are 23,233 people and 9,255 households within 3 miles of the site.

### NEARBY RETAILERS



ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

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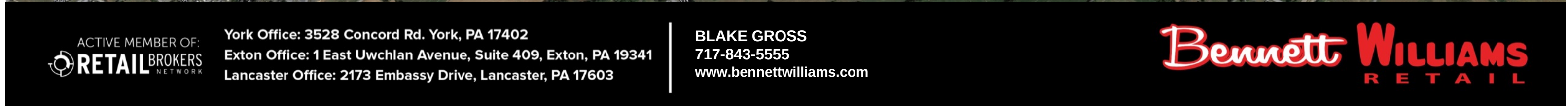
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