

Shoppes at Conestoga

71 Conestoga Drive | Shippensburg, PA 17257

Sale or Lease



Property Overview

Shoppes at Conestoga is a redevelopment that features two QSR pads and a 7,400 square foot multi-tenant retail strip at the entrance to the region's Walmart and newly proposed Parx Casino. Shoppes at Conestoga serves as the one stop-shop for all residents in this area, as well as for those students who attend Shippensburg University (over 6,300 total students). The owners will be flexible in subdividing a pad as well as the 7,400 SF retail strip.

±1,200 - 7,400 SF + 2 pads Available

Join / Nearby:



ADAM HAGERMAN | CALE BRUSO | 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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAILBROKERS NETWORK

Shoppes at Conestoga

71 Conestoga Drive | Shippensburg, PA 17257

Available For Sale or Lease

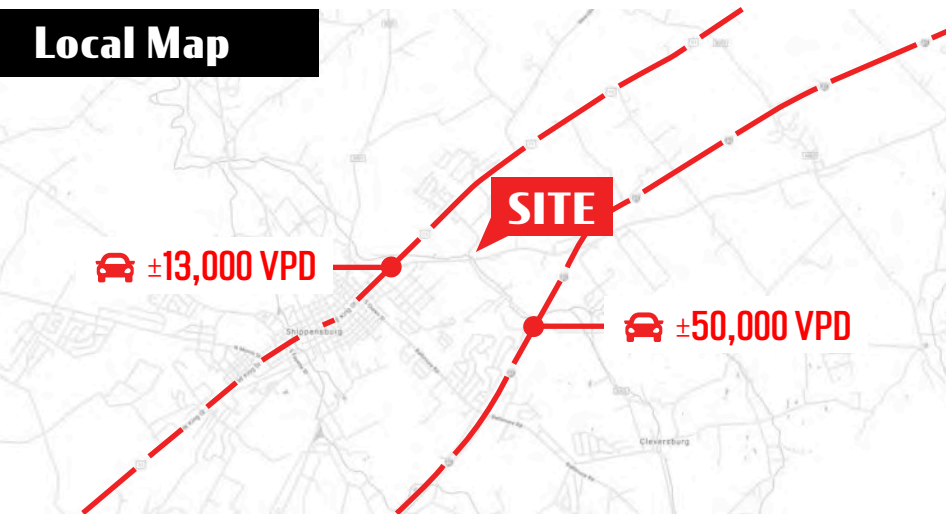
Location

Shoppes at Conestoga serves as a high-profile corner well-positioned in front of Wal-Mart. Located less than 1 mile from Interstate 81 ($\pm 50,000$ VPD) and downtown Shippensburg. Shoppes at Conestoga is in close proximity to Rutter's, Tractor Supply, KFC/Taco Bell, Wendy's, Planet Fitness, Little Caesar's, and Mattress Firm. 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, Shippensburg University 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.

Local Map



7,400 SF & 2 Pads
Available

Proposed:
parx
casino

Restore & Health
AT SHIPPENSBURG

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,468	27,420	34,245
TOTAL EMPLOYEES	6,564	7,945	8,758
AVERAGE HHI	\$75,748	\$79,454	\$81,447
TOTAL HOUSEHOLDS	7,134	10,042	12,510

*Proposed Rendering



ADAM HAGERMAN | CALE BRUSO | 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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

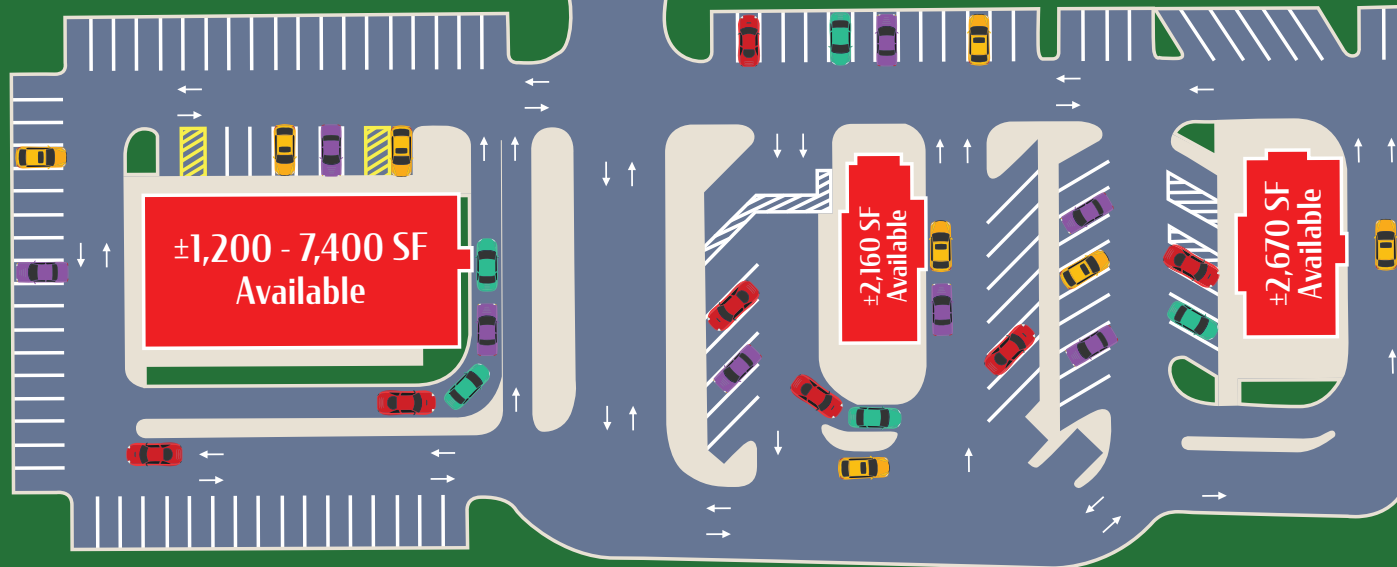
ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

Shoppes at Conestoga

71 Conestoga Drive | Shippensburg, PA 17257

Available For Sale or Lease

CONCEPTUAL SITE PLAN



ADAM HAGERMAN | CALE BRUSO | 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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

Shoppes at Conestoga

71 Conestoga Drive | Shippensburg, PA 17257

Available For Sale or Lease

CONCEPTUAL SITE PLAN



ADAM HAGERMAN | CALE BRUSO | 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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

71 Conestoga Drive | Shippensburg, PA 17257

MARKET AERIAL



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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

ACTIVE MEMBER OF:
 **RETAIL** BROKERS
NETWORK