

# SHOPPES AT CONESTOGA

*Sale or Lease*

71 Conestoga Drive | Shippensburg, PA 17257



## Property Overview

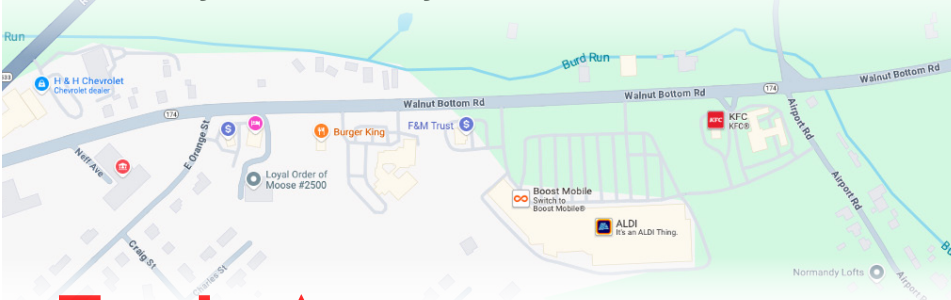
Shoppes at Conestoga is a redevelopment that features three QSR pads at the entrance to the region's Walmart and Parx Casino. Shoppes at Conestoga serves as the one stop-shop for all residents in this area, as well as for those students who attend Shippensburg University (over 6,300 total students).

*Join / Nearby:*

Wendy's | Taco Bell | KFC | Walmart | Tractor Supply Co | Parx Casino

# Location

Shoppes at Conestoga serves as a high-profile corner well-positioned in front of Walmart. Located less than 1 mile from Interstate 81 (±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

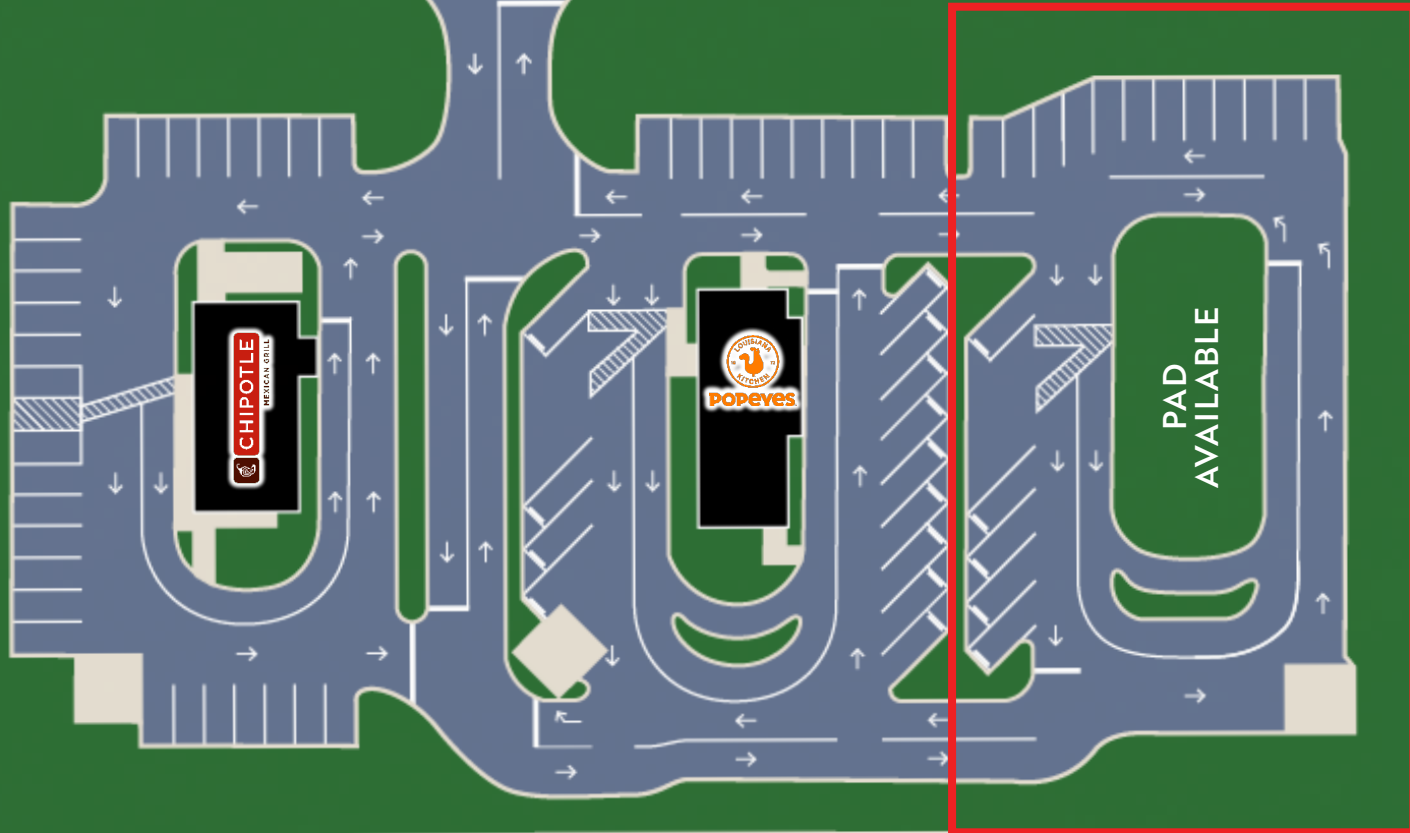
Shippensburg is a rapidly growing area located between Carlisle and Chambersburg. Home to Shippensburg University which has over 6,300 Students. Shippensburg is also home to Volvo's Northeast Headquarters with over 1,000 employees. There are 23,233 people and 9,255 households within 3 miles of the site.



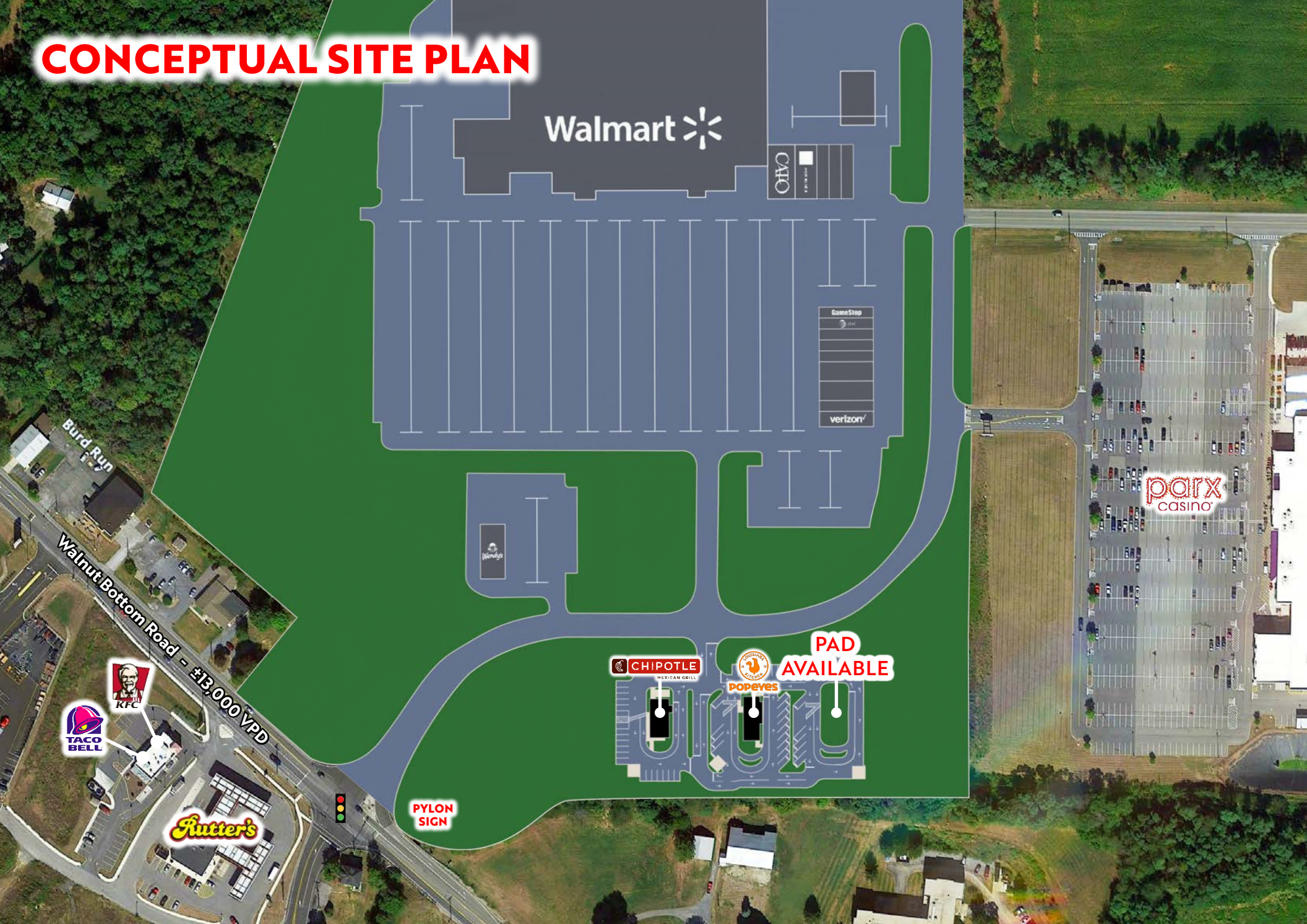
Demographics	3 Mile	5 Mile	7 Mile
Total Population	20,232	28,464	35,664
Total Employees	6,086	7,062	7,841
Average HHI	\$87,542	\$95,389	\$98,200
Total Households	7,689	10,762	13,388
<b>Traffic Counts: Walnut Bottom Rd: ±13,000 VPD I-81: ±50,000 VPD</b>			



# CONCEPTUAL SITE PLAN



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# MARKET AERIAL



COURTYARD  
BY HARRIOTT

SHIPPENSBURG  
UNIVERSITY  
6,300 Students

Shippen Towne Centre

Walmart Save money. Live better. GameStop  
verizon H&R BLOCK CATO  
FINE WINE & GOOD SPIRITS SUBWAY

parx  
casino

LOWE'S  
Distribution Center  
1.1 Million SF

**SITE**

Restore Health

BW Best Western  
Hotels & Resorts

Rutter's

CVS  
pharmacy

M&T Bank

BURGER KING

F&M TRUST

Advance Auto Parts

DOLLAR GENERAL

Holiday Inn  
DUNKIN'

SHEETZ

M  
MEDICAL CENTER

McDonald's

James Burd  
Elementary School  
522 Students

Shippensburg SC

planet fitness STARBUCKS TACO BELL KFC  
T Mobile TRACTOR SUPPLY CO ALDI  
Rutter's Great Clips

ORRSTOWN BANK

11

81

AFROGAS

Turkey Hill

SUNOCO

Metal Recycler International

DOLLAR TREE

GIANT

Shippensburg Area  
Intermediate School  
487 Students

NAPA  
AUTO PARTS

# MARKET AERIAL



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

