

SHOPPES AT CONESTOGA

For Sale / Lease

71 Conestoga Drive | Shippensburg, PA 17257



Property Overview

Shoppes at Conestoga offers a drive thru QSR building and pad site in a development featuring Chipotle, Walmart, Parx Casino, and many more. This development is the forefront of retail joining the Walnut Bottom Rd corridor off the interchange off Route 174 and I-81. This market continues to benefit from Shippensburg University's student population growth (over 6,300 students) and a desirable location for corporations looking to join the area's distribution hub.

Join / Nearby:



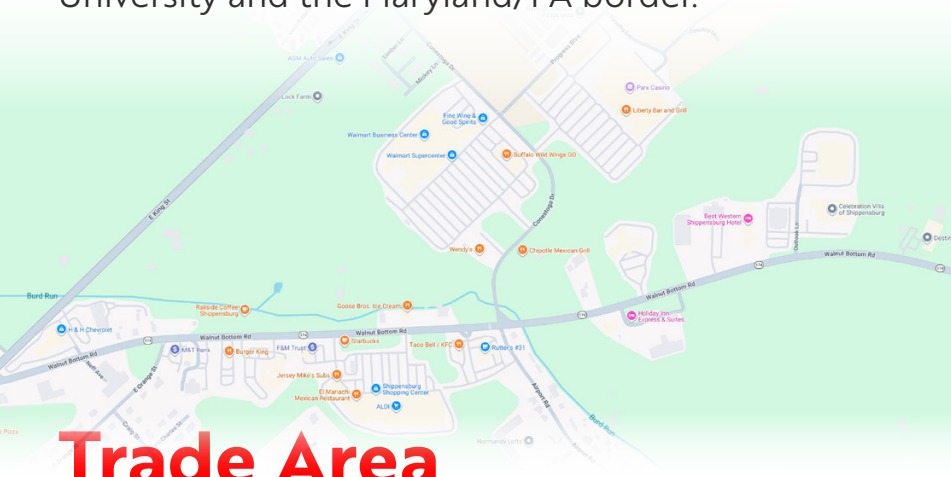
Adam Hagerman | Cale Bruso | Jimmy Moniz | Brad Rohrbaugh | Chad Stine
For More Information: 717.843.5555 | Learn More Online At www.bennettwilliams.com



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Location

Shoppes at Conestoga serves as a high-profile corner well-positioned in front of Walmart. 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

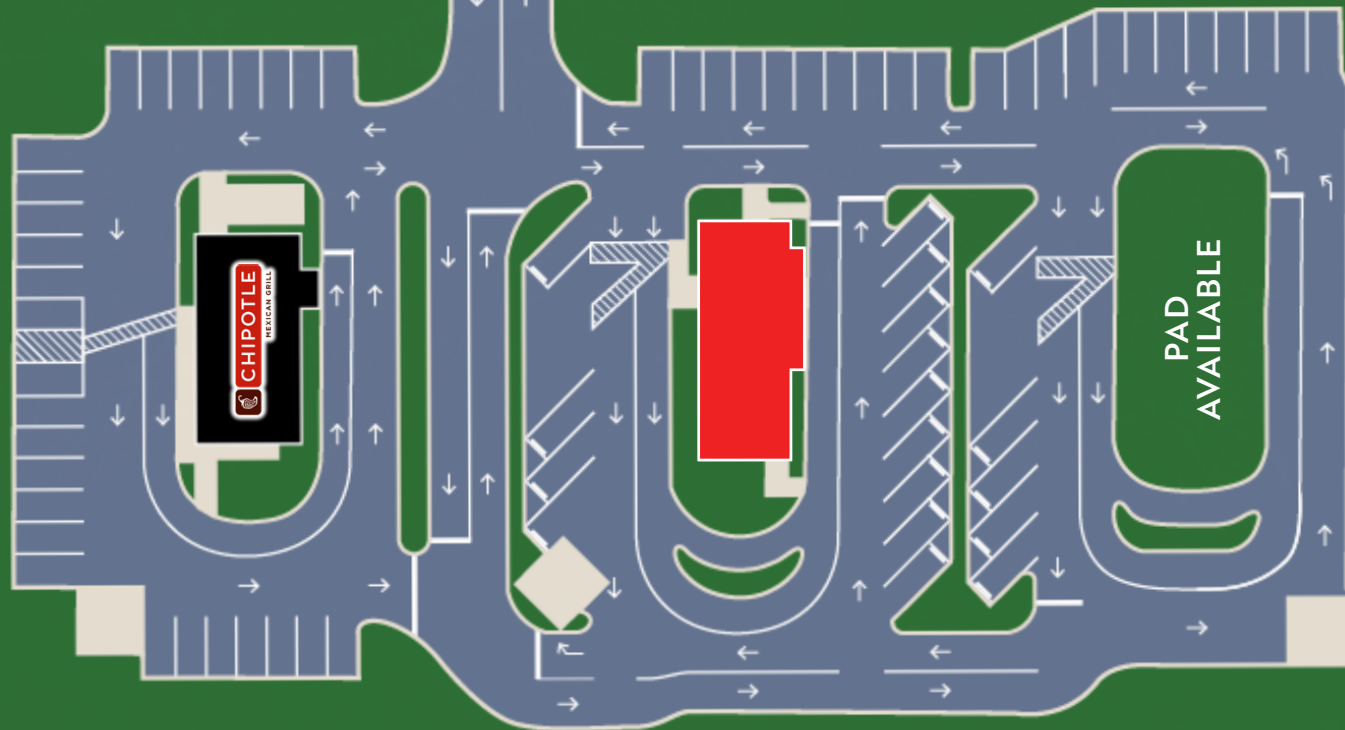
Shippensburg is a rapidly growing area located between Carlisle and Chambersburg. Home to Shippensburg University which has over 6,300 Students. Shippensburg is also home to Volvo's Northeast Headquarters with over 1,000 employees. There are 23,233 people and 9,255 households within 3 miles of the site.



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
Traffic Counts: Walnut Bottom Rd: $\pm 13,000$ VPD I-81: $\pm 50,000$ VPD			



CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



MARKET AERIAL



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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Adam Hagerman

AHagerman@bennettwilliams.com



Cale Bruso

CBruso@bennettwilliams.com



Jimmy Moniz

JMoniz@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

