

# 710 E. King Street

Shippensburg, PA | 17257

*For Lease*



710 East King Street is a 2.97 acre, commercially zoned parcel located in Shippensburg, PA. The site sits within a mile of Shippensburg Shopping Center, which is an Aldi anchored center surrounded by users such as Planet Fitness, Starbucks, Walmart, Wendy's, and Tractor Supply just to name a few. The parcel offers access and visibility from Walnut Bottom Road. The property is a great opportunity to develop for any type of retail, quick service food, office, or medical user.



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

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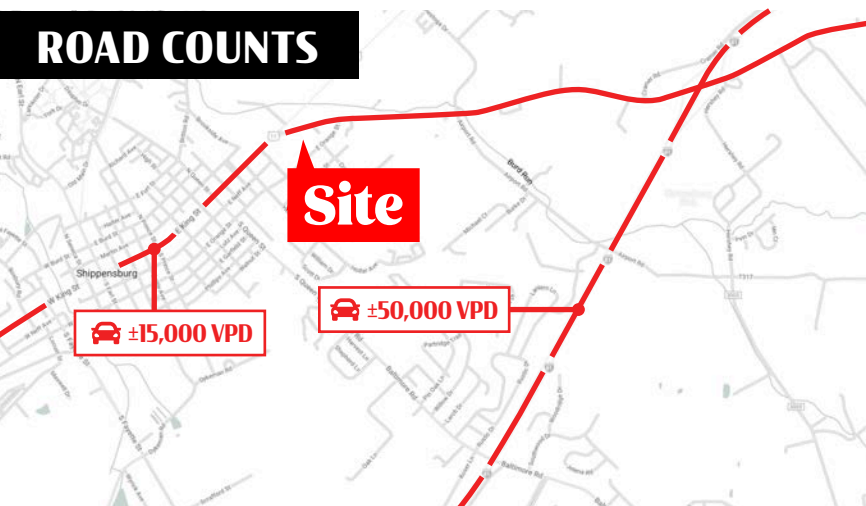
## Location





710 East King Street is ideally located along East King Street, which is one of Shippensburg's main travel arteries. The site is also under 10 minutes from the Shippensburg University campus, giving it the accessibility to serve both Shippensburg residents, as well as the student population. Nearby National users include Giant, Walmart, Planet Fitness, Starbucks and many other hotels, which bring significant traffic to the area.

## Trade Area

Adding to the stability in the area are the 10-mile radius demographics. These show a population of 71,477 people within 27,517 households with an average income of \$84,315. Not only is the visibility and market exposure due to the residential population, but also to the area's workforce. Within the same radius are 2,123 businesses and 23,721 employees.

## ROAD COUNTS



ANNUAL VISITS		DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
<b>Walmart</b> 	1.6M	TOTAL POPULATION	20,399	27,795	35,117
	151K	TOTAL EMPLOYEES	6,891	7,988	8,982
 <b>TRACTOR SUPPLY CO</b>	108.3K	AVERAGE HHI	\$75,170	\$79,928	\$81,596
	280.5K	TOTAL HOUSEHOLDS	7,507	10,189	12,853
TRAFFIC COUNTS: <b>E King Street</b> ± 15,000 VPD					



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## MARKET AERIAL



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