

For Lease

# Rt 30 & Gateway Blvd

±2,627 – 6,600 SF

Gettysburg, PA 17325

**WYNDHAM**  
HOTELS AND RESORTS

**COURTYARD**  
BY MARRIOTT

APPALACHIAN  
BREWING CO.

**RG**  
THEATRES  
DON'T JUST WATCH A MOVIE.  
EXPERIENCE IT.

Marshalls Plaza

Marshalls Michaels



FINE WINE & GOOD SPIRITS

DOLLAR TREE

BURGER KING



SHERWIN WILLIAMS

Walmart

CVS  
pharmacy

TACO BELL

Rt 15 = ±25,000 VPD

±6,600 SF

±2,627 SF

Lincoln Hwy = ±17,000 VPD



Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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## Property Overview

The corner of Route 30 (also known as Lincoln Hwy) and Gateway Blvd. is a development opportunity for sale or lease in Gettysburg, PA. The site sits at a signalized intersection. Other nearby traffic generating sources include major employers like WellSpan Adams Heath Center, ACNB Bank Operations Center, Renn Kirby Chevrolet Buick, and Adams Endocrinology Associates. This is a high visibility and exposure opportunity for a retail, medical, or restaurant user that is looking to break into this market.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,553	24,647	34,627
TOTAL EMPLOYEES	10,132	12,751	14,886
AVERAGE HHI	\$79,339	\$83,279	\$83,552
TOTAL HOUSEHOLDS	5,055	9,155	13,091

### TRAFFIC COUNTS:

**Lincoln Hwy ± 17,000 VPD | Rt 15 ± 25,000 VPD**

## Location

This site is ideally located on Route 30, with close proximity to the Route 15 ramp. National retailers in the area include Walmart, Starbucks, Giant, Dollar Tree, and Tractor Supply. The site is also surrounded by a handful of hotels like Sleep Inn & Suites, Wyndham, Courtyard by Marriott, Hampton Inn, Super 8 and Hilton Garden. Right down the street you will find Downtown Gettysburg and Gettysburg College, which is home to approximately 2,600 students.

## Trade Area

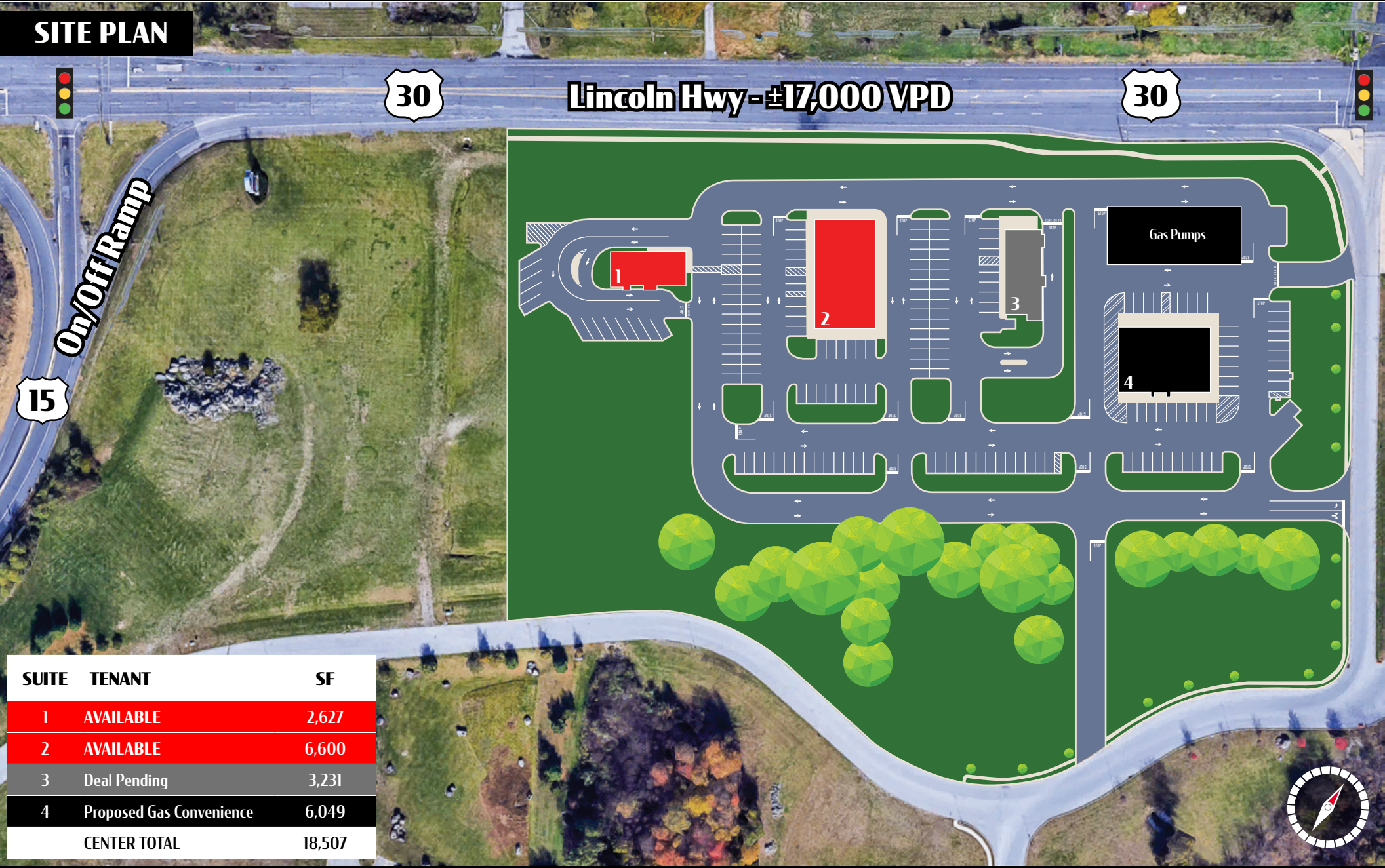
Adding to the stability of this project are the demographics for a 20-mile drivetime radius. There are 63,335 people within 24,476 households with an annual average income on \$83,557. The 10-mile radius demographics are even stronger showing 71,289 people within 28,056 households with an average annual income of \$82,214. The exposure to the site is also attributed to the ± 2,500 businesses and ± 26,000 employees in the area.

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## SITE PLAN



Lincoln Hwy - ±17,000 VPD



SUITE	TENANT	SF
1	AVAILABLE	2,627
2	AVAILABLE	6,600
3	Deal Pending	3,231
4	Proposed Gas Convenience	6,049
CENTER TOTAL		18,507

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## MARKET AERIAL



North Gettysburg SC

**weis** **SUBWAY**

**ACNB BANK** **HACC**  
Central Pennsylvania's Community College

**Walmart**

**Hoss's**  
STEAK · SEA

**McDonald's**

**DQ**

**Perkins**

**AutoZone**

**Advance Auto Parts**

**Quality**

**Super 8**

**DUNKIN'**

**Days Inn**

**Lincoln Commons**

**Panera BREAD** **TACO BELL**  
**CVS pharmacy** **MATTRESS Warehouse**  
**Great Clips**

**TSC TRACTOR SUPPLY CO**

**Sleep INN**

**Harley-Davidson**

**WELLSPAN HEALTH**

**KIA**

**SITE**

15

**SHEETZ**

**RC THEATRES**  
EXPERIENCE IT

**COURTYARD Marriott**

**WYNDHAM GARDEN HOTELS**

Marshall's Plaza

**Marshall's** **Michaels**

**DOLLAR TREE**

**Starbucks**

**BURGER KING**

FINE WINE & GOOD SPIRITS

Gettysburg Marketplace

**GIANT**

**PAPA JOHN'S**

**Arby's**

**Jersey Mike's**  
SUBS

**AT&T**

holiday hair

Gettysburg SC

**DOLLAR GENERAL**

**RITE AID**

**MENNIE'S MARKET**

Gettysburg COLLEGE  
±2,600 Students

**Pizza Hut**



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## INVESTMENT ADVISORS:

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