

# Rt 30 & Gateway Blvd

Gettysburg, PA 17325

*For Lease*

**WYNDHAM**  
HOTELS AND RESORTS

**COURTYARD**  
BY MARRIOTT

APPALACHIAN  
BREWING CO.

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

**Marshalls Plaza**

**Marshalls** *Michaels*

SHERWIN-WILLIAMS FINE WINE & GOOD SPIRITS

DOLLAR TREE BURGER KING STARBUCKS

**Walmart**

CVS  
pharmacy

TACO BELL

Rt 15 = \$25,000 VPD

Lincoln Hwy = \$17,000 VPD

30



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



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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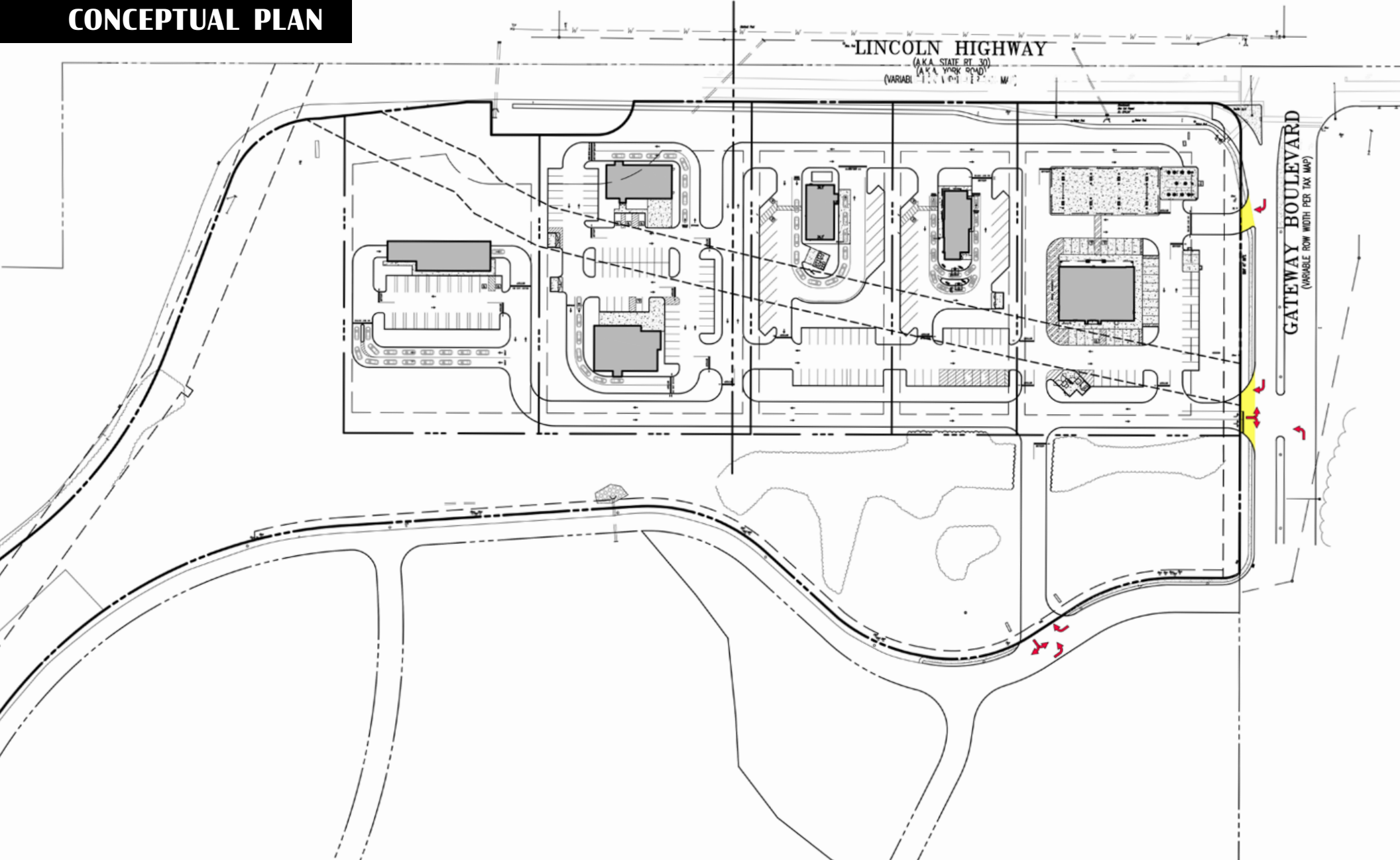
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## CONCEPTUAL PLAN



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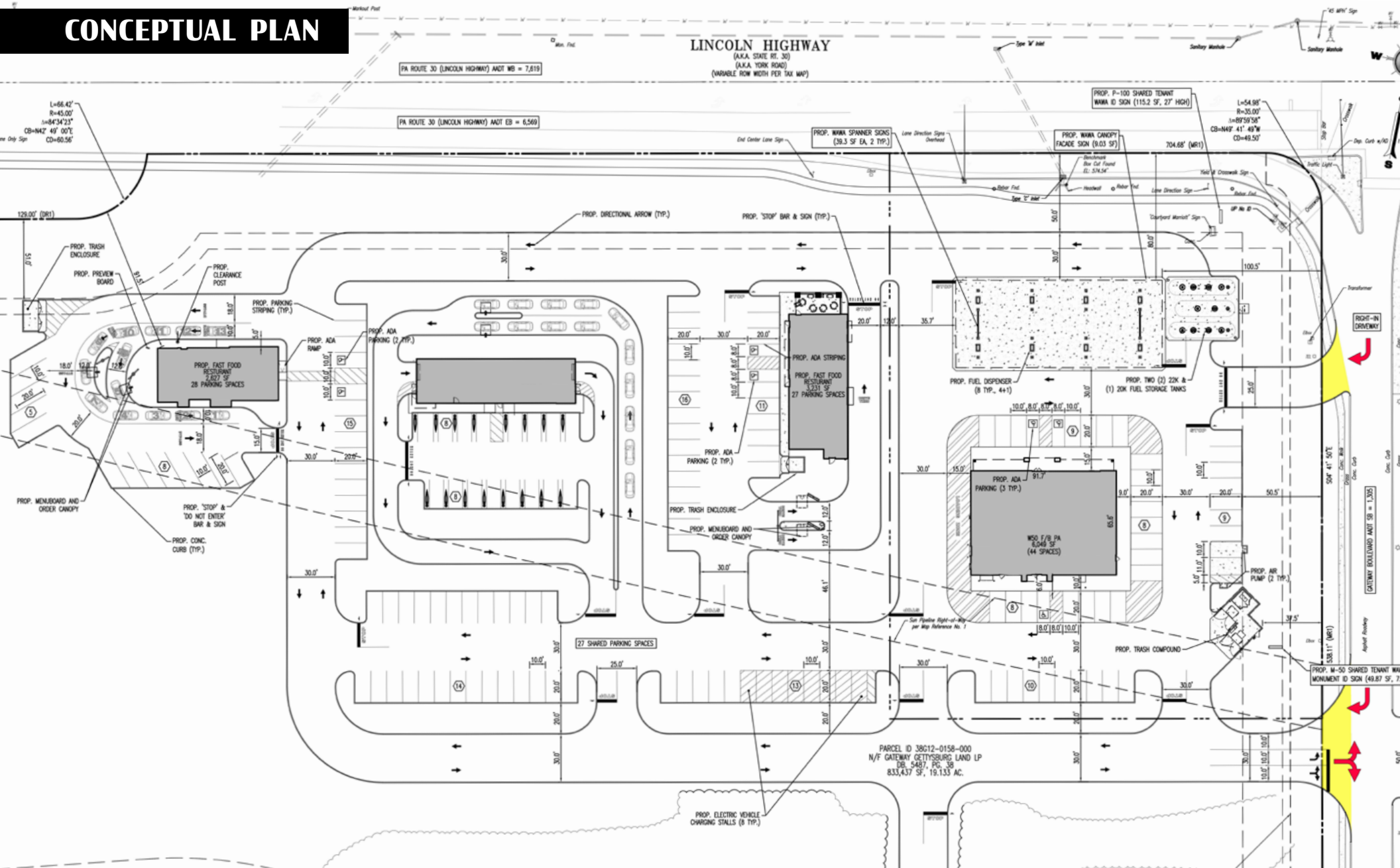
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## MARKET AERIAL



**North Gettysburg SC**

**weis** **SUBWAY**

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

**Lincoln Commons**

**Panera BREAD** **TACO BELL**

**CVS pharmacy** **MATTRESS Warehouse** **Great Clips**

**TRACTOR SUPPLY CO**

**Sleep**

**HARLEY-DAVIDSON**

**WELLSPRING HEALTH**

**KIA**

**RC THEATRES**  
EXPERIENCE IT

**COURTYARD**

**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** **AT&T** **holiday hair**

**Gettysburg COLLEGE**  
±2,600 Students

**Pizza Hut**

**Gettysburg SC**

**DOLLAR GENERAL**

**RITE AID**

**KENNES**

**AutoZone**

**Advance Auto Parts**

**QUALITY INN & SUITES** **8 MOTEL**

**DUNKIN'**

**Days Inn**



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# 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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



## LISTING AGENTS:



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### Chad Stine

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## CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

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.

