

THE CORNER OF

Possum Hollow Rd & Mt Rock Rd

SHIPPENSBURG, PA | 17257

**±17.43 ACRES OF
LAND FOR SALE**



4.0089 AC

4.0089 AC

3.942 AC

4.47 AC

Property Overview

The corner of Possum Hollow Road and Mt Rock Road is a +/- 17.43-acre parcel of land available for sale in Shippensburg, PA and ideally positioned down the street from the Interstate 81 on and off ramps. The site is located within Southampton Township and zoned Highway Commercial / Light Industry, making it approved for a number of uses including, but not limited to, retail/commercial, recreational, medical, restaurant, and warehousing. Interstate 81 is the market's main travel corridor, giving the property a trade area that extends more than 10 miles and attracting a vast customer base. Demographics are strong, showing over 90,000 people within 36,000 households with an average income of \$97,304, which is over \$20,000 higher than the National average. Adding to the stability of the market is not only the residential population, but also the workforce. There are 2,918 businesses and 29,761 employees in the general area. Nearby major employers include the Walmart Distribution Center, Best Line Equipment, Procter and Gamble, and US Xpress.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,160	30,963	45,122
TOTAL EMPLOYEES	3,463	9,704	13,312
AVERAGE HHI	\$81,344	\$83,297	\$87,107
TOTAL HOUSEHOLDS	5,404	11,699	17,392
TRAFFIC COUNTS: Mt Rock Rd ± 2,100 VPD I-81 ± 51,400 VPD			



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Possum Hollow Rd

Possum Hollow Rd

Possum Hollow Rd

Mt Rock Rd

Mt Rock Rd

696

696

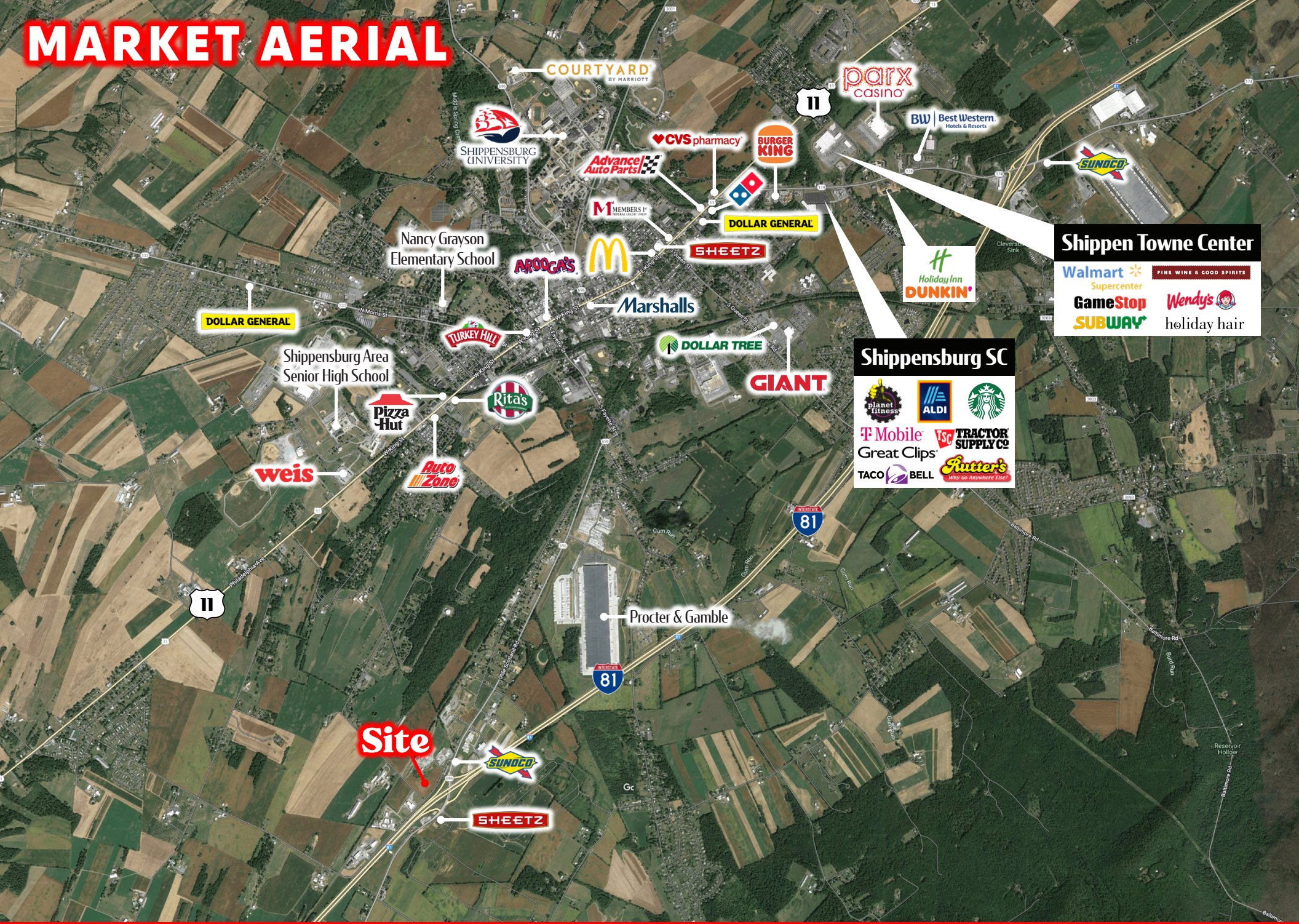
81

24

81

±2,100 VPD

MARKET AERIAL



Shipp Towne Center

- Walmart Supercenter
- GameStop
- SUBWAY
- Wendy's
- holiday hair

Shippensburg SC

- Planet Fitness
- ALDI
- Starbucks
- T-Mobile
- Great Clips
- TACO BELL
- TRACTOR SUPPLY CO
- Futter's

Bennett Williams

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State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Ashlee Lehman

ALehman@bennettwilliams.com



Blake Shaffer

BShaffer@bennettwilliams.com



Cale Bruso

CBruso@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

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