

THE CORNER OF

Possum Hollow Rd & Mt Rock Rd

SHIPPENSBURG, PA | 17257

**±11.96 ACRES OF
LAND FOR SALE**



4.0089 AC

4.0089 AC

3.942 AC



Ashlee Lehman | Blake Shaffer | Cale Brusio | Brad Rohrbaugh | Chad Stine
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK
 COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

The corner of Possum Hollow Road and Mt Rock Road is a +/- 11.96-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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Bennett Williams

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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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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REPRESENTATION

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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.

