

THE CORNER OF

Possum Hollow Rd & Mt Rock Rd

SHIPPENSBURG, PA | 17257

±11.96 ACRES OF
LAND FOR SALE

4.0089 AC

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1.442 AC

PROPOSED C-STORE | 2.5 AC



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



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, Proctor 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 HH	\$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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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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.

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