

# 95 WALNUT BOTTOM RD

SHIPPENSBURG, PA • 17257



±1.45 AC AVAILABLE  
**FOR LEASE**



# PROPERTY OVERVIEW

95 Walnut Bottom Rd, now available for lease, is a 1.45-acre parcel of vacant land located in the thriving Shippensburg area which offers an ideal setting for commercial use. With excellent accessibility and a convenient location near major roadways, this versatile property presents a rare opportunity for tenants seeking land in a strategic and growing community. Nearby retailers include Aldi, Tractor Supply, Walmart, and Rutter's.

## TRAFFIC COUNTS



### POPULATION

3 MILE- 20,812  
5 MILE- 28,877  
7 MILE- 36,157



### EMPLOYEES

3 MILE- 6,218  
5 MILE- 7,207  
7 MILE- 8,016



### AVERAGE HHI

3 MILE- \$89,466  
5 MILE- \$95,491  
7 MILE- \$97,693



### HOUSEHOLDS

3 MILE- 7,845  
5 MILE- 10,852  
7 MILE- 13,499





# MARKET AERIAL





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### ASIA MCCURDY

amccurdy@bennettwilliams.com



### BRAD ROHRBAUGH

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### CHAD STINE

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### CONTACT US

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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.

