

1 AIRPORT RD

SHIPPENSBURG, PA • 17257

±1,500-18,535 SF
3.85 TOTAL ACRES
AVAILABLE FOR LEASE



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Total Population	20,942	28,876	36,019
Total Employees	6,252	7,201	8,010
Average HHI	\$90,319	\$96,299	\$98,555
Total Households	7,866	10,822	13,423

TRAFFIC COUNTS: WALNUT BOTTOM RD: ±13,000 VPD I-81: ±50,000 VPD



BW ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn More Online At www.bennettwilliams.com

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LOCATION

1 Airport Road, Shippensburg, PA is a well-positioned commercial property offering exceptional visibility and access in one of Shippensburg's most active retail corridors. The site benefits from easy access to Interstate 81, providing convenient regional connectivity for both customers and commuters.

The property is adjacent to the Shippensburg Shopping Center, home to national and regional retailers including Tractor Supply Co., Peebles, Aldi, Planet Fitness, Sleepy's, Little Caesars, and Sprint. Directly across from Shippen Towne Center, the area is anchored by Super Walmart and Lowe's, along with GameStop, AT&T, H&R Block, Wine & Spirits, and Subway, creating strong traffic drivers throughout the day.

Additional nearby amenities include KFC, Taco Bell, Rutter's, and Wendy's, further enhancing the location's appeal for retail, restaurant, or service-oriented users. The property is also located approximately two (2) miles from Shippensburg University, providing access to a steady population of students, faculty, and staff.



PROPOSED SITE PLAN RETAIL



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PROPOSED SITE PLAN RETAIL/APARTMENTS



PROPOSED SITE PLAN CAR WASH/RETAIL/APARTMENTS



MARKET AERIAL

COURTYARD
BY HARRIOTT

SHIPPENSBURG
UNIVERSITY
6,300 Students

Shippen Towne Centre

Walmart Save money. Live better. GameStop
 verizon H&R BLOCK CATO
 FINE WINE & GOOD SPIRITS SUBWAY

LOWE'S
DISTRIBUTION CENTER
1.1 MILLION SF

parx
casino

Restore Health

BW Best Western
Hotels & Resorts

Rutter's

CVS
pharmacy

M&T Bank

BURGER KING

F&M TRUST

Advance Auto Parts

DOLLAR GENERAL

SITE

Holiday Inn
DUNKIN'

SHEETZ

M
MEMBERS

McDonald's

JAMES BURD
ELEMENTARY SCHOOL
522 STUDENTS

Shippensburg SC

planet fitness Starbucks TACO BELL KFC
 T Mobile TRACTOR SUPPLY CO ALDI
 Rutter's Great Clips

ORRSTOWN BANK

11

DOLLAR TREE

SHIPPENSBURG AREA
INTERMEDIATE SCHOOL
487 STUDENTS

81

TurkeyHill

AFOOGA'S

SUNOCO

NAPA
AUTO PARTS

METAL RECYCLER
INTERNATIONAL

GIANT

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

