

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



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



PROPOSED SITE PLAN RETAIL/APARTMENTS



MARKET AERIAL

COURTYARD
BY HARRIOTT

SHIPPENSBURG
UNIVERSITY
6,300 Students

Shippen Towne Centre

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

ORRSTOWN
BANK

11

DOLLAR TREE

SHIPPENSBURG AREA
INTERMEDIATE SCHOOL
487 STUDENTS

81

AFROGAS

Turkey Hill

SUNOCO

METAL RECYCLER
INTERNATIONAL

GIANT

NAPA
AUTO PARTS

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:



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

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.

