

# BATTLEFIELD CROSSINGS

GETTYSBURG, PA | 17325

GIANT



Hilton Garden Inn



±7,566 SF  
AVAILABLE  
(CAN BE DEMISED)

PROPOSED  
POPEYES



LINCOLN HWY - ±21,700 VPD

GROUND LEASE/BUILD TO SUIT/REVERSE BTS



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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# PROPERTY OVERVIEW

Last opportunity to join Battlefield Crossings, the newest Mixed-Use development in Gettysburg, PA. Located along busy York Road (Rt. 30), the site is home to a brand-new Aldi Grocery store, 228 market rate apartments, and future Popeye's. The final pad is perfect for numerous retail options like banks, car washes, auto parts, or medical. The developer is open to various deal structures including ground lease, Build To Suit, or reverse BTS. Historic Gettysburg is located just off Rt. 30 and Rt. 15 with over 1 million tourists per year coming to the trade area. Battlefield Crossings is shadow anchored by Giant Grocery Store, Walmart, and Michael's Plaza.



**HOSS'S**  
FAMILY  
STEAK & SEA

**T Mobile**

**±7,566 SF  
AVAILABLE  
(CAN BE DEMISED)**

**PROPOSED  
POPEYES**



## DEMOGRAPHICS

**3 MILE 5 MILE 7 MILE**

	POPULATION	16,214	27,024	35,632
	TOTAL EMPLOYEES	9,323	11,670	13,521
	AVERAGE HHI	\$104,781	\$106,587	\$107,782
	TOTAL HOUSEHOLDS	5,551	9,899	13,366



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# GETTYSBURG, PA

## MARKET OVERVIEW

Gettysburg, PA is a nationally recognized destination that blends historic significance with a strong, steady regional economy. Best known as the site of the Battle of Gettysburg and Gettysburg National Military Park, the area attracts over 1 million visitors annually, driving consistent demand for retail, dining, and service-oriented uses throughout the year.

Beyond tourism, Gettysburg serves as a key commercial hub for Adams County, supporting a year-round population that relies on Route 30 and Route 15 as the primary retail corridors. Residents and visitors alike frequent national retailers, grocery anchors, and daily-needs services located along this trade area.



## TOURISM, EDUCATION & TRAFFIC GENERATORS

Gettysburg is one of Pennsylvania's most recognized destinations, anchored by Gettysburg National Military Park and Historic Downtown Gettysburg, which collectively attract over 1 million visitors each year. This consistent tourism base supports strong demand for retail, dining, lodging, and service-oriented uses throughout the year.

In addition to tourism, Gettysburg College serves as a major institutional driver for the market. The private liberal arts college enrolls approximately 2,500 undergraduate students, along with faculty, staff, and visiting families, creating a stable daytime and evening population. Campus tours, athletic events, conferences, and alumni weekends further contribute to year-round traffic in the trade area.

The combination of national tourism, higher education presence, and local residential demand provides retailers at Battlefield Crossings with a diverse and reliable customer base, extending well beyond seasonal visitation.



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# PLACER.AI VISITS



## LOCATION & ACCESSIBILITY

Battlefield Crossings is strategically positioned along York Road (Route 30), one of Central Pennsylvania's most heavily traveled east-west corridors. Route 30 provides direct access to Gettysburg, York, Chambersburg, and the greater South-Central Pennsylvania region.

- Immediate access to Route 30
- Minutes from Route 15, connecting Gettysburg to Harrisburg, Frederick, and the Washington, DC metro
- High visibility and strong frontage on a primary retail corridor
- Easily accessible for both local traffic and out-of-market visitors

The site benefits from proximity to the region's strongest retail concentration, drawing consistent consumer traffic throughout the day.

## RETAIL & DEMAND DRIVERS

Battlefield Crossings is shadow-anchored by established national retailers, reinforcing its position as a destination retail location. Nearby major anchors and centers include:

- Giant Grocery Store
- Walmart Supercenter
- Michael's Plaza Retail Center
- Aldi (on-site, newly constructed)
- Future Popeye's (on-site)

The development is supported by a growing residential base, including 228 market-rate apartments within Battlefield Crossings, providing built-in daily foot traffic and demand for convenience retail, food service, medical, and service-oriented uses.



# 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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## 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.

