

5429 PHILADELPHIA AVE

Shippensburg, PA | 17257

SITE

PHILADELPHIA AVE: ±10,000 VPD

±2,400 SF
FOR LEASE



AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY DESCRIPTION

5429 Philadelphia Avenue is a 0.60 acre, commercially zoned Property located in Shippensburg, PA. The property has an existing 2,400 SF building that can be utilized as a mixed-use office or specific commercial purposes. The parcel offers direct access and great visibility to Route 11 ($\pm 10,000$ VPD). The property is a great opportunity for any office or commercial users looking for highly visible space on one of the main corridors connecting Shippensburg and Chambersburg.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	9,971	32,710	76,176
EMPLOYEES	3,648	13,167	27,252
AVERAGE HHI	\$113,392	\$107,011	\$98,647
HOUSEHOLDS	4,188	13,333	30,579
Philadelphia Ave: $\pm 10,000$ VPD			



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MARKET AERIAL



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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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



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