

# Shippensburg Shopping Center

40 Ship Shopping Center | Shippensburg, PA



# HIGHLIGHTS

- **Shippensburg Shopping Center** is positioned less than a mile from Shippensburg University and across from Parx Casino Shippensburg, the center benefits from strong daily traffic, built-in demand, and continued growth along the corridor.

- **Core Retail Hub** located along Walnut Bottom Road with direct access to I-81 - 52,000 VPD - connecting to Harrisburg and Maryland.

- Join Established **Retail Tenancy**

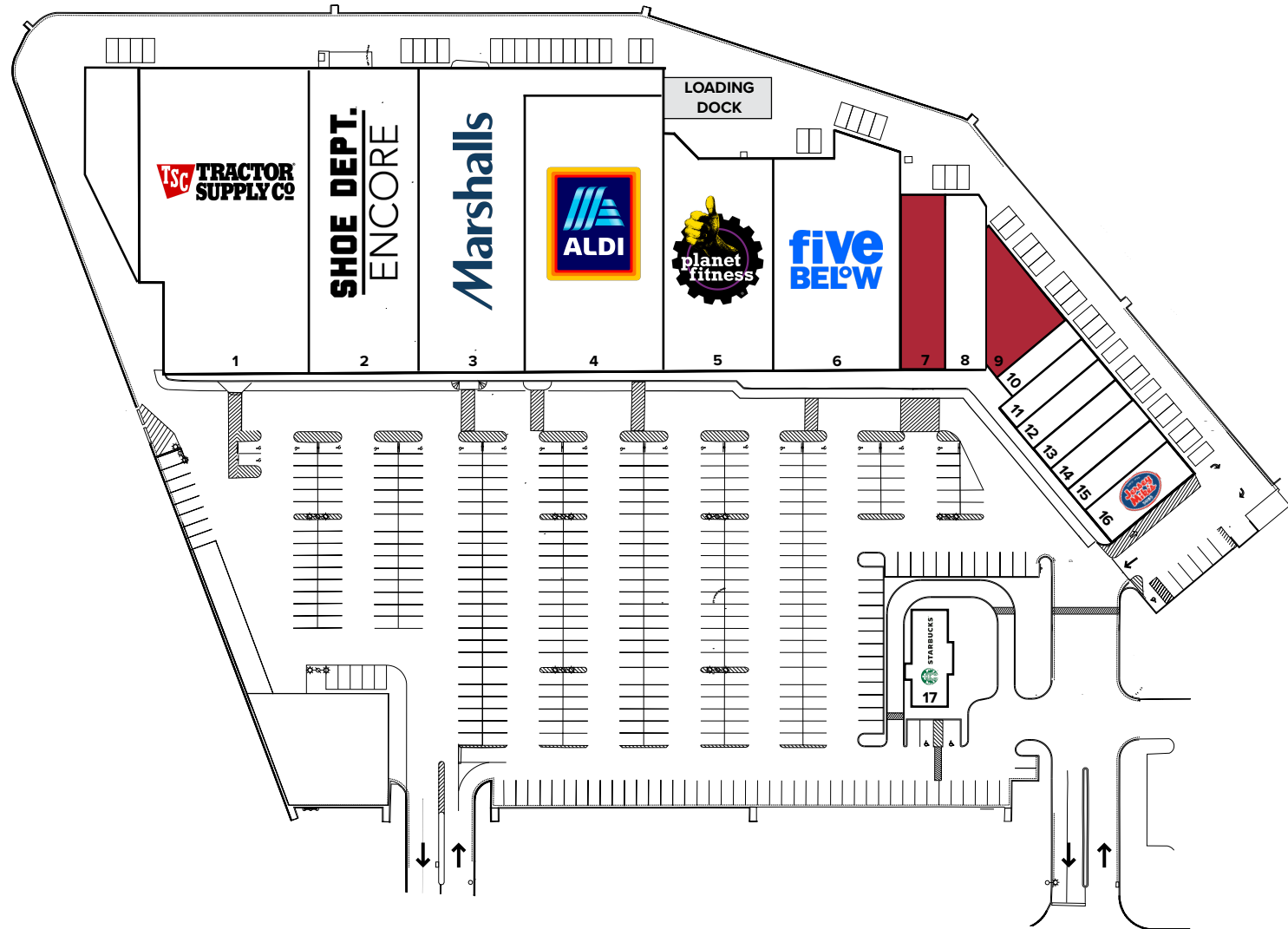


CURRENT AVAILABILITY	SQUARE FOOTAGE	FRONTAGE	TYPE OF SPACE
SUITE 7	4,271	32' 10"	IN LINE
SUITE 9	3,870	12' 7"	IN LINE



# SITE MAP

SPACE	TENANT	AREA (SF)
1	Tractor Supply Company	23,316
2	Shoe Dept Encore	13,455
3	Marshalls	24,626
4	Aldi	21,378
5	Planet Fitness	15,113
6	Five Below	11,496
7	Available	4,271
8	El Mariachi	4,218
9	Available	3,780
10	Puff-n-Snuff	1,352
11	Boost Mobile	1,600
12	Brother's Pizza	1,600
13	Sakura	1,600
14	T-Mobile	1,600
15	Great Clips	1,600
16	Jersey Mike's Sub	2,320
17	Starbucks	2,100



WALNUT BOTTOM ROAD

# DEMOGRAPHICS

· **Growing Workforce & Daytime Density:** Significant job growth fueled by major employers and distribution hubs, including Procter & Gamble’s 1.7M SF facility, supporting a strong daytime population and consistent weekday sales.

· **Built-In Student Population:** Located less than one mile from Shippensburg University, providing a steady base of 6,300+ students and faculty that drive daily traffic and repeat retail demand.

· **Expanding Trade Area:** Rapid residential and commercial development, anchored by projects like Parx Casino Shippensburg, continues to increase population, traffic, and long-term retail demand in the corridor.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	20,232	28,464	52,229
HOUSEHOLDS	7,689	10,762	21,616
AVG. HOUSEHOLD INCOME	\$64,972	\$71,106	\$75,549
TOTAL EMPLOYEES	7,301	9,814	16,238

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## CONTACT US

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