## SHIPPENSBURG SHOPPING CENTER

WALNUT BOTTOM RD. & AIRPORT RD.

40 SHIPPENSBURG SHOPPING CENTER, SHIPPENSBURG, PA 17257



## **JOIN:** Tractor Supply, Aldi and Peebles

## **DEMOGRAPHICS\***

	3 Mile	5 Miles	10 Miles
Population	14,547	22,983	55,229
Average HHI	\$39,933	\$44,039	\$49,255
Daytime Pop	7,301	9814	16,238

\*Above demographics exclude Shippensburg University's enrollment, approximately 10,000 students

### **AVAILABLE SPACE**

19,764 SF

6,663 SF & 3,780 SF



#### LOCATION

- Population increase of 20.43% from 2000 census to 2010
- 2 Miles from Shippensburg University \$200 Million student housing expansion underway to accommodate increasing enrollment Located .5 miles from I-81 and along main thoroughfare to University
- In 2014 Volvo North America built a \$100 million creating over 1,000 jobs
  - Proctor & Gamble recently opened a new distribution facility creating 1,000 jobs

#### **HIGHLIGHTS**

- 2014 Renovations
  - \* New facade
  - \* Signage improvements
  - \* Landscape upgrades
  - \* Site lighting improvements
- Adjacent to the Walmart & Lowe's
- Exceptional visibility
- Accessible via a signalized intersection



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www.WRDC.net

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#### **RENOVATION UNDERWAY**







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