

COMING
SOON!

**BIG
LOTS!**

A2Z

REAL ESTATE

For Lease

+/- 5,400 sf in Shippensburg Commons

300 S Fayette St, Shippensburg, PA 17257

JOE ANTHONY, ESQ.

Co-Founder & CEO

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STEVE ZAMIAS JR.

Co-Founder & CFO

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231 Market St, Johnstown, PA 15901 | info@a2zreinc.com | www.A2ZREInc.com | 814-254-4004

SHIPPENSBURG COMMONS

**300 S Fayette St,
Shippensburg, PA
17257**

Up to 5,400 sf inline

2,400 sf outparcel w/drive-thru

2 loading docks

Large parking area

49,200 CPD on I-81

2 miles from I-81 exit 24

10-mile population: 67,321

Join Big Lots, Rite Aid, Papa John's, Edward Jones

Adjacent to 7 building student housing complex

Minutes from Shippensburg University with over 6,000 students

In between 2 regional hubs in Eastern Pennsylvania: 20 miles from Carlisle, and 10 miles from Chambersburg



PROPERTY AERIAL



DEVELOPMENT DATA

ANCHOR STORES	
STORE #5	36,480 S.F.
RITE AID #7	8,488 S.F.
TOTAL ANCHOR STORES	44,968 S.F.
SMALL SHOP LEASABLE AREA	28,605 S.F.
OVERALL LEASABLE AREA	73,553 S.F.
TOTAL PARKING SPACES PROVIDED	333 CARS



NOTE:
 THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE STORES PROPOSED IN THE DEVELOPMENT. IT DOES NOT GUARANTEE THE EXACT LOCATION OF THE STORES. THE DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

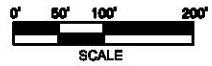
**PLOT PLAN
 SHIPPENSBURG COMMONS**

SHIPPENSBURG, CUMBERLAND COUNTY, PENNSYLVANIA

MANAGED BY
WASHCO



231 MARKET STREET
 JOHNSTOWN, PA 15901
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REVISIONS	DATE: 11/11/2022
	PP-1

BUILDING



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE	10 MILE
2020 Estimated Population	6,269	21,818	27,453	67,321
2025 Projected Population	6,559	22,383	28,113	68,623
Projected Annual Growth 2020 to 2025	0.9%	0.5%	0.5%	0.4%
Historical Annual Growth 2000 to 2020	0.2%	1.4%	1.4%	1.3%
2020 Median Age	31.4	32.1	33.5	38.9
2020 Estimated Households	2,758	7,993	10,117	26,262
2025 Projected Households	2,892	8,253	10,424	26,956
Projected Annual Growth 2020 to 2025	1.0%	0.6%	0.6%	0.5%
Historical Annual Growth 2000 to 2020	0.6%	1.9%	1.9%	1.7%
2020 Estimated White	87.1%	89.7%	90.7%	90.5%
2020 Estimated Black or African American	6.1%	5.0%	4.4%	4.1%
2020 Estimated Asian or Pacific Islander	2.1%	1.7%	1.6%	1.6%
2020 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%	0.2%
2020 Estimated Other Races	4.5%	3.3%	3.1%	3.6%
2020 Estimated Hispanic	4.7%	3.8%	3.6%	4.2%
2020 Estimated Average Household Income	\$67,807	\$73,110	\$76,618	\$81,827
2020 Estimated Median Household Income	\$44,302	\$52,413	\$56,025	\$64,496
2020 Estimated Per Capita Income	\$29,998	\$27,364	\$28,702	\$32,203
2020 Estimated Some College	12.3%	12.1%	12.2%	14.7%
2020 Estimated Associates Degree Only	4.6%	6.5%	6.7%	8.0%
2020 Estimated Bachelors Degree Only	17.3%	14.8%	14.7%	14.5%
2020 Estimated Graduate Degree	12.2%	9.0%	8.6%	9.1%
2020 Estimated Total Businesses	321	629	799	2,573
2020 Estimated Total Employees	3,032	6,220	7,889	27,603
2020 Estimated Employee Population per Business	9.5	9.9	9.9	10.7
2020 Estimated Residential Population per Business	19.6	34.7	34.3	26.2





TOP EMPLOYERS IN SHIPPENSBURG

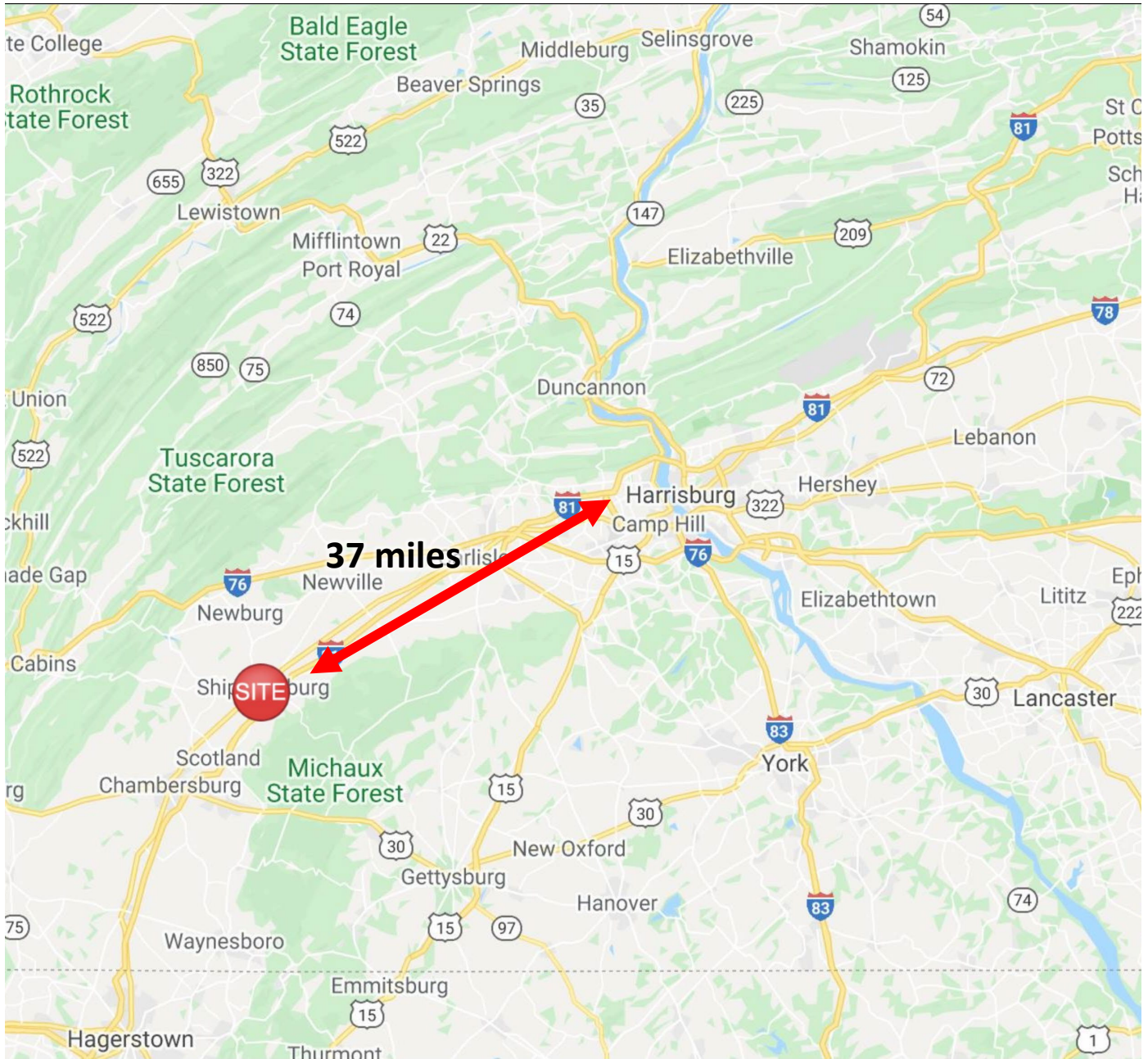
Wellspan Health	3,800
Shippensburg University	950
Proctor & Gamble	900
Volvo CE	800
JLG Industries	450
Schreiber Foods	400
Shippensburg Area School District	380
Orrstown Bank	350
New Enterprise	300
Walmart	300
The Beistle Company	260
Roxbury Treatment Center	164
Adams Electric Cooperative, Inc	88
Shippensburg Pump Company	47
<i>Amazon Fufullment Center - Carlise</i>	<i>1,000</i>



RETAIL AREA



LOCATION





CONTACT

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