

LMS

Commercial Real Estate

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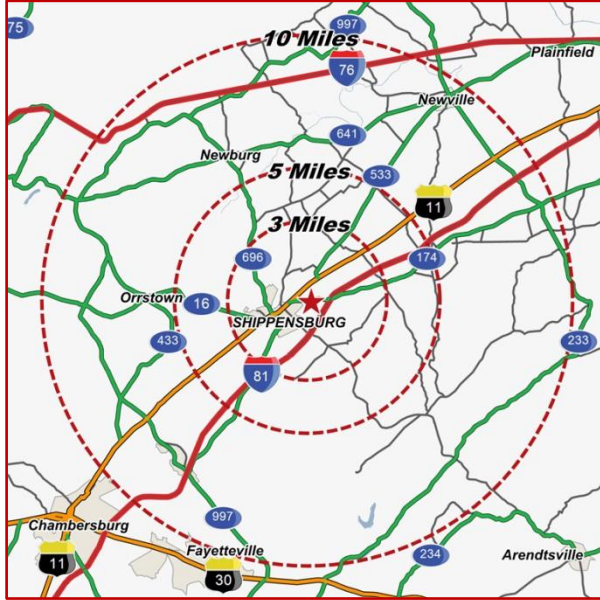
Cumberland County
Neighborhood Retail Center

SHIPPEN TOWNE CENTRE

Total GLA – ± 31,888 SF

Shippensburg, PA 17257

Walnut Bottom Road & Conestoga Drive



SPACE AVAILABLE:

- ± 1,400 SF
- ± 1,600 SF
- ± 1,467 SF
- ± 2,800 SF

2011 DEMOGRAPHICS:

	3 Mile	5 Mile	10 Mile
Population	16,368	24,301	53,561
Avg. HH Income	\$50,664	\$54,723	\$61,711
Daytime Population	6,667	8,441	14,790

Shippen Towne Centre

was built in 2004.

The center sits on (+/-) 4.5 acres with parking for 202 vehicles.

The center serves neighborhoods North & South of Interstate 81 and many outlying rural areas.

The shopping center is shadow anchored by Super Wal-Mart.



*See reverse side for **site plan**

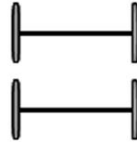
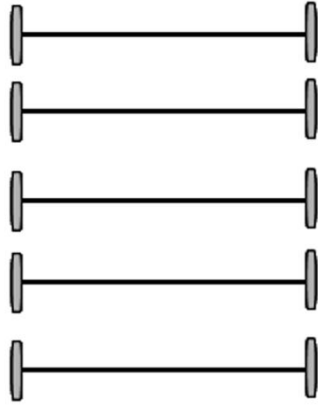
Traffic Count Walnut Bottom Road: 15,094 c.p.d.

I-83: 38,997 c.p.d.

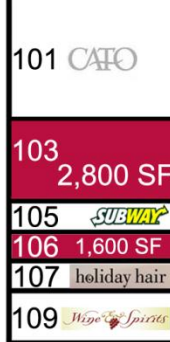


SITE

NOT TO SCALE



WAL*MART®
SUPERCENTER



SHIPPEN TOWNE CENTRE ~

For Lease:

± 2,800 SF

± 1,440 SF

± 1,600 SF

± 1,467 SF

Subject to Change:

101	Cato Fashion	3,600 SF
103	Available	2,800 SF
105	Subway	1,600 SF
106	Available	1,600 SF
107	Holiday Hair	1,600 SF
109	Wine & Spirits	4,800 SF
201	H&R Block	2,000 SF
202	Cellular Connections	1,600 SF
203	Chinatown Kitchen	2,400 SF
205A	Deal Pending	1,440 SF
205	Kid to Kid	2,448 SF
206	All Brand Vacuum	1,467 SF
208	CitiFinancial	1,467 SF
209	Available	1,467 SF
210	EB Games	1,600 SF



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For additional information, please contact:

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