



**SALE**

# 5.5 AC Commercial Development Opportunity

**BALTIMORE ROAD**  
Shippensburg, PA 17257

**PRESENTED BY:**

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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 5.5 AC of unimproved land adjacent to existing residential and retail
- Prime location on Baltimore Road ideal for commercial development
- Enjoys Borough and Township benefits: water/sewer; state police/fire; lower taxes
- Ideally situated to benefit from proposed Dykeman Road Extension project

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$687,500 (\$125K/AC)
<b>LOT SIZE:</b>	5.5 Acres
<b>ZONING:</b>	C-2 - General Commercial
<b>TAXES:</b>	\$2,802

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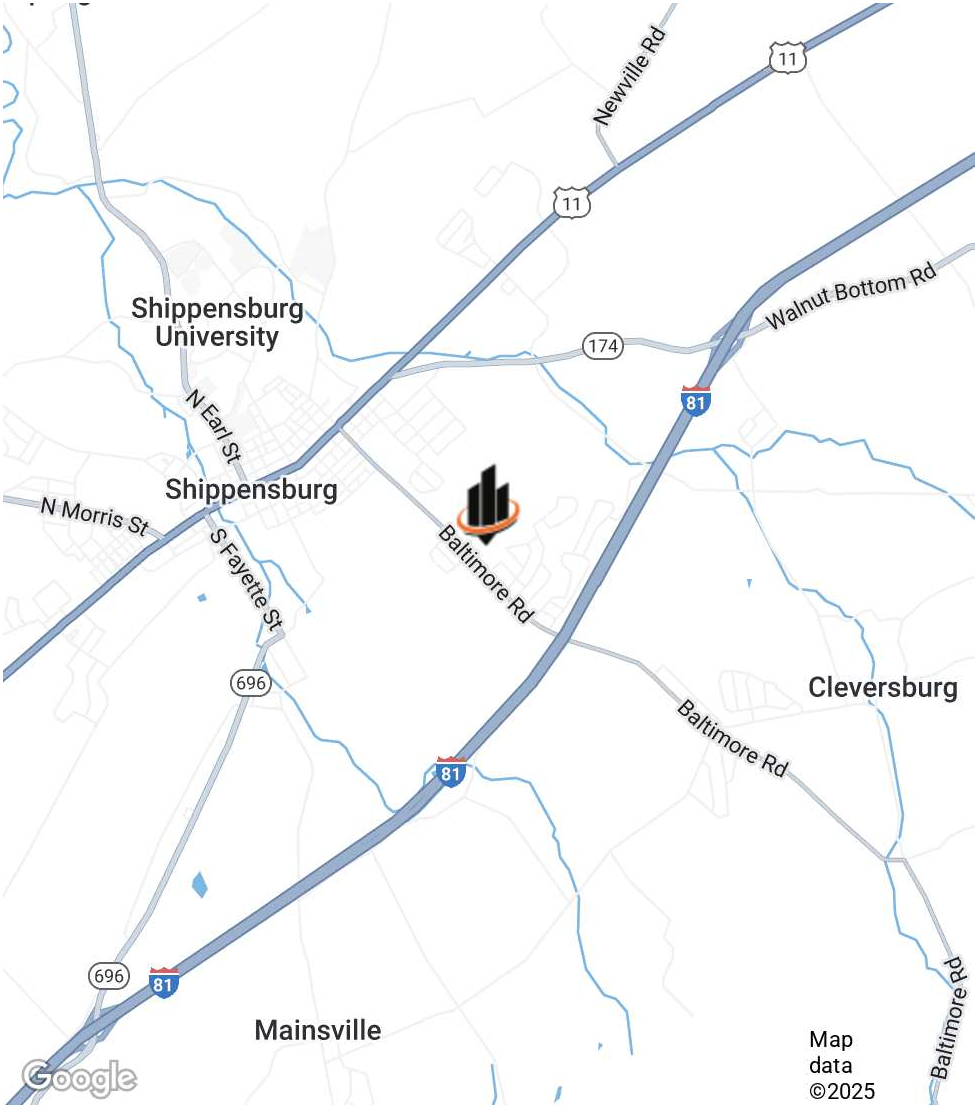
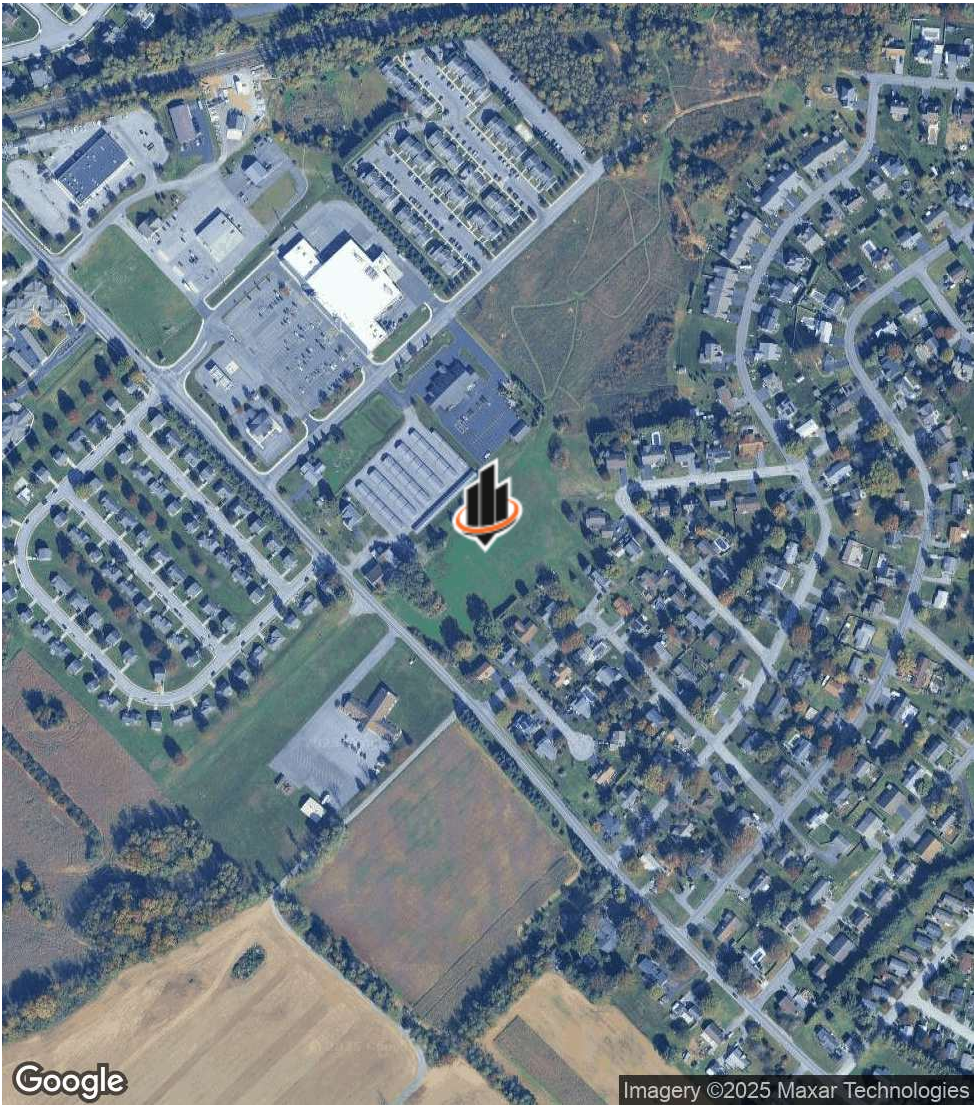
## PROPERTY DESCRIPTION

Explore the potential of this prime property located in Shippensburg, ranked 15th out of 1,722 PA cities and towns by BestPlaces.net. The 5.5 AC parcel is zoned C-2 General Commercial (see Zoning Uses), has a level grade, and will enjoy easy access to the area due to the approved Dykeman Road Extension project. The extension project will decrease congestion on Rt 11 (King St) and other roads, and improve traffic flow and safety.

## LOCATION DESCRIPTION

Situated between E King St (Rt 11), Baltimore Rd, Walnut Bottom Rd, and I-81 (busy corridor connecting Chambersburg, Carlisle, Harrisburg, and Hagerstown, MD), this prime location offers an opportunity for commercial development. The surrounding area fosters a growing consumer base, with restaurants, schools, shopping, and other points of interest like Shippensburg University, Parx Casino, the H. Ric Luhrs Performing Arts Center, and the Beistle Company.

LOCATION MAP



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## ADDITIONAL PHOTOS



View from Baltimore Road



Proposed Dykeman Road Extension Across from Property



Same View from Proposed Dykeman Road Extension



Level Graded Property



Another View of the Property



View of Property from Adjacent Residential Development

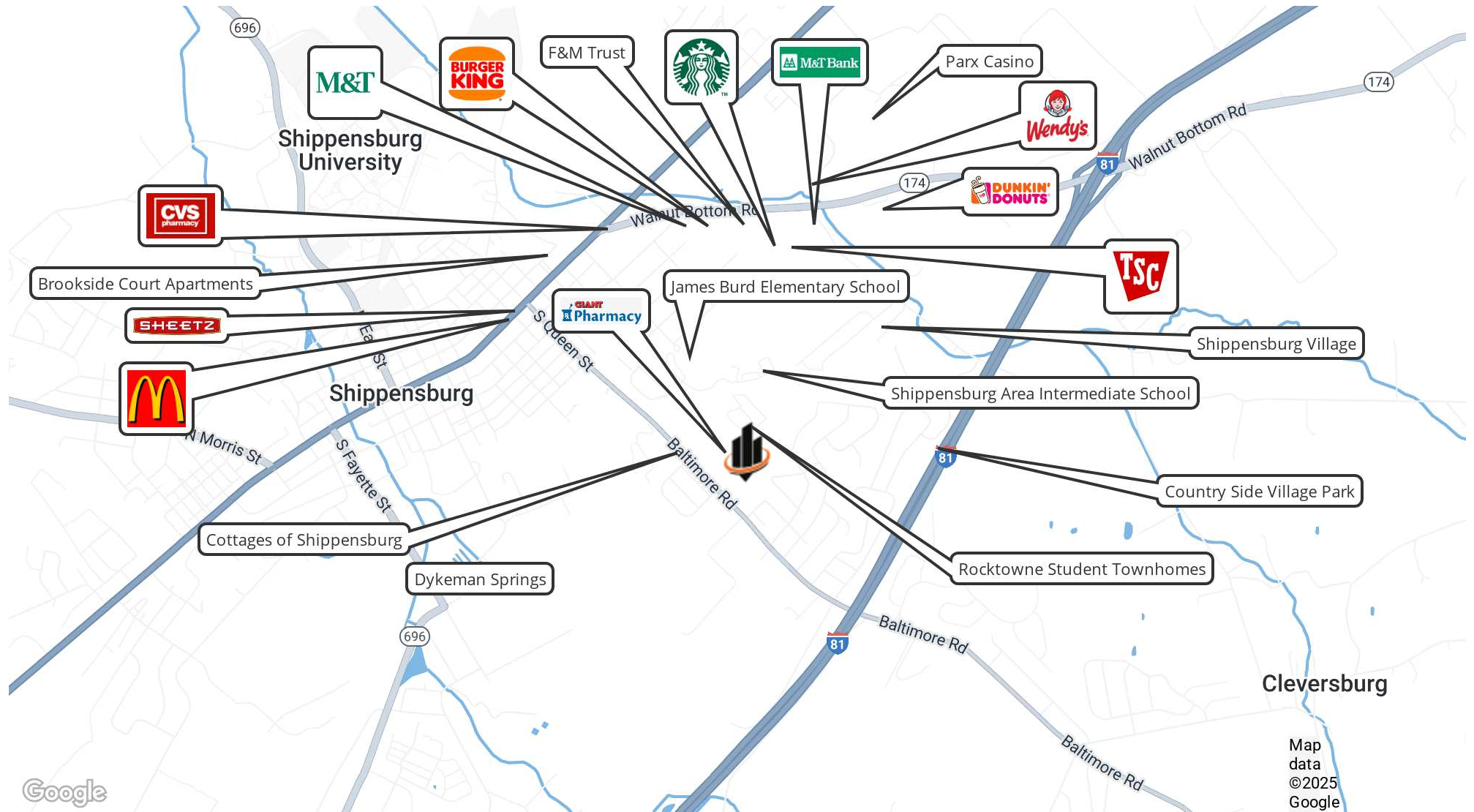
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## WHAT'S NEARBY



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# NEW - DYKEMAN ROAD EXTENSION PROJECT

## DYKEMAN ROAD EXTENSION PROJECT ANNOUNCEMENT

Borough of Shippensburg, Cumberland and Franklin counties - On August 24, 2023, the Pennsylvania Department of Transportation (PennDOT) awarded Shippensburg Borough \$1,000,000 to advance a priority transportation project for the Shippensburg region. Southampton Township, Cumberland County is a partner in this project. The award was secured with the assistance of State Sen. Greg Rothman and State Rep. Torren Ecker.

PennDOT's 2023 Multimodal Transportation Fund grant award will be used to extend Dykeman Road from South Fayette Street to Baltimore Road in Shippensburg Township. The terminus at Baltimore Road will be directly across the street from the 5.5 AC parcel currently on the market for sale. The planned improvements will significantly open up the area to greater traffic flow and exposure. The 11.97 AC parcel at the northeastern end of Asper Drive will benefit greatly from this project.

The new road will improve connectivity among four municipalities, benefitting more than 20,000 residents. It will support commercial and industrial traffic from local logistics and industrial centers and will provide an alternate route around Shippensburg's downtown area, helping to relieve traffic congestion along King St. (U.S. Route 11) and Orange St. in the borough.

The image below shows the current road (see following page for the Alt-3 concept):



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## DYKEMAN ROAD EXTENSION ALTERNATIVE-3 CONCEPT



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# ZONING USES

## C-2 - GENERAL COMMERCIAL

- Any of those uses permitted within C-1 Service Commercial District
- Auto Repair Garages
- Car Washes
- Commercial recreation or entertainment facilities
- Manufactured/Mobile home sales lot
- Mini-Warehouses
- Retail and wholesale businesses
- Taverns
- Tattoo or body piercing establishment
- Assembly or finishing of products using materials produced elsewhere
- Accessory uses and buildings incidental to above uses, provided that no outside storage of materials or processing activity occurs unless the activity is effectively screened from the adjacent properties by a wall or fence

## C-1 - SERVICE COMMERCIAL DISTRICT

- Commercial Day Care Facilities. (Section 337)
- Professional Offices.
- Business services.
- Personal services.
- Repair services.
- House of worship and related uses including parish houses and parsonages. (Section 351)
- Long-Term Care Nursing and Personal Care Facilities. (Section 353)
- Federal, state and local municipal buildings and essential services.
- Pharmacies.
- Cemeteries and related uses. (Section 336)
- Convenience Store with or without Gas Dispensing. (Section 341)
- Dry Cleaners, Laundries and Laundromats. (Section 343)
- Funeral Homes, Mortuaries and Crematoriums. (Section 345)
- Group Home. (Section 346)
- Motels and Hotels. (Section 355)
- Public, private and parochial schools (primary or secondary) for the educational needs of the community (Section 360)

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AREA ANALYTICS

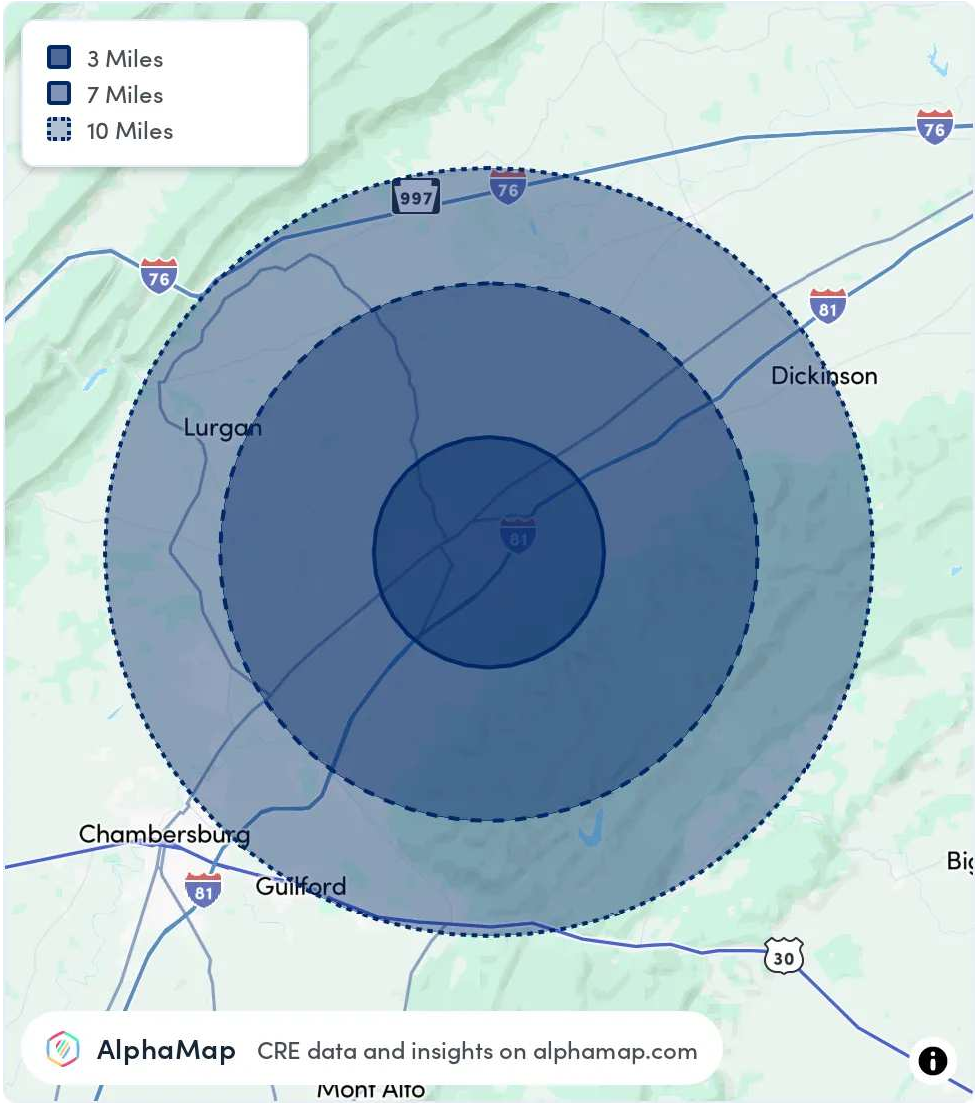
POPULATION                      3 MILES   7 MILES   10 MILES

TOTAL POPULATION	19,696	34,496	60,313
AVERAGE AGE	37	38	41
AVERAGE AGE (MALE)	36	37	40
AVERAGE AGE (FEMALE)	38	39	42

HOUSEHOLD & INCOME   3 MILES   7 MILES   10 MILES

TOTAL HOUSEHOLDS	7,266	12,695	22,947
PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$75,539	\$86,241	\$92,618
AVERAGE HOUSE VALUE	\$238,338	\$265,143	\$275,115
PER CAPITA INCOME	\$27,977	\$31,941	\$35,622

Map and demographics data derived from AlphaMap



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# THE SHIPPENSBURG AREA

## ECONOMY

Like many towns in Pennsylvania, Shippensburg is experiencing a shift from traditional manufacturing to service industries, with a focus on economic development and employment in the downtown area. In 2023 Parx Casino opened, offering 200 jobs. The largest employers include Volvo Construction Equipment, the Naval Support Activity Mechanicsburg (federal), Proctor & Gamble, Ingersoll-Rand, and Shippensburg University.

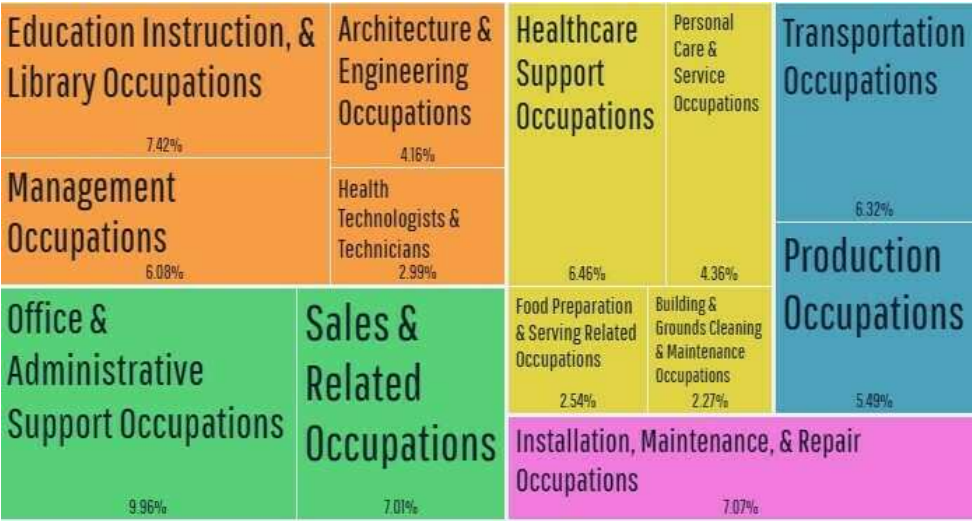
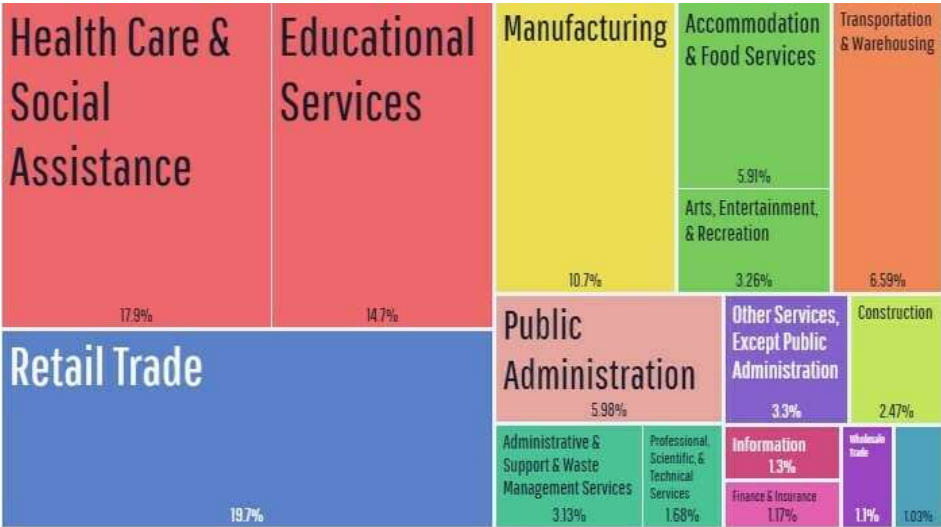
The graphics below show the area INDUSTRIES and OCCUPATIONS on a percentage basis.

## EDUCATION

The area is home to Shippensburg University of Pennsylvania, a public university on 210 acres with over 4,400 students and a variety of academic programs. The university is known for its strong business and engineering programs, and offers more than 50 master’s degree programs, two doctoral programs, and three post-bachelor or post-master’s certificate programs in 17 fields of study in the School of Graduate Studies.

## HISTORY & CULTURE

Shippensburg is the oldest community in the Cumberland Valley and the second oldest west of the Susquehanna River in Pennsylvania. The town boasts a rich history, evident in its downtown historical district with quaint storefronts, boutique shopping, and cozy cafes. The town has a strong sense of community and was ranked 15th out of 1,722 PA cities and towns by BestPlaces.net. The town hosts various events, including the Shippensburg Community Fair (PA’s largest bi-county fair), the Corn Festival, and the various performers at the H. Ric Luhrs Performing Arts Center.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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