

For Lease

NEWBERRY POINTE

±1,500 - 3,940 SF

Old Trail Rd & Pleasant View Dr | Etters, PA 17319



Walmart

verizon DOLLAR TREE PET SUPPLIES PLUS
 FINE WINE & GOOD SPIRITS Drayer

RITE AID

AQUA DUCK CARWASH

Advance Auto Parts

Starbucks

Newberry Pointe
 Walmart
 RITE AID
 DOLLAR TREE
 Hong Kong Buffet
 GNC Live Well
 Drayer
 Great Clips
 verizon
 PIZZERIA
 and more

Join: Walmart Starbucks DOLLAR TREE RITE AID Advance Auto Parts

Newberry Pointe is a 201,883 square-foot Walmart anchored retail shopping center centrally located in Etters, Pennsylvania directly off of I-83 (82,000 VPD), with signalized access. The project is located just 15 miles South of Harrisburg, Pa. and 15 miles North of York, Pa. To go along with its strong anchor, the center also includes co-tenants such as, Advance Auto Parts, Dollar Tree, Wine & Spirits and Rite Aid, just to name a few.

BW COMMERCIAL
 Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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Location

Newberry Pointe is strategically positioned with significant frontage in the market's only retail corridor directly off of I-83. The center benefits from a high influx of traffic from the I-83 Exit, as well as the surrounding customer base. The center acts as a regional shopping destination for a trade area that extends 10-15 miles in each direction, attracting a vast customer demographic. Newberry Pointe has a high concentration of traffic generating tenants located within the shopping center which allows it to pull from not just the immediate market point, but all surrounding towns and communities alike.



Trade Area

Adding to the stability of the project, Newberry Pointe shows a 20-minute drive time demographic of over 198,152 people with household incomes of more than \$80,734 and daytime employment demographics equally as strong with 156,227. The demographics within a 10 mile radius include 296,322 people in 119,777 homes, a labor force of 240,294 with an average household income of \$84,316. The area's growth has increased over 14.3% since 2000 with over 18,370 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	16,458	36,527	94,326
TOTAL EMPLOYEES	5,250	10,708	36,306
AVERAGE HHI	\$100,819	\$92,472	\$88,776
TOTAL HOUSEHOLDS	6,368	14,416	37,740

TRAFFIC COUNTS:

Old Trail Rd - ±9,000 VPD | I-83 - ±82,000 VPD

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Site Plan

Suite	Tenant	Sf
A	Walmart	151,060
B	Rite Aid	
C	Advance Auto	9,350
108	Verizon	1,940
112	Newberry Animal Health	1,700
116	AVAILABLE	1,500
120	Great Clips	1,500
128	Xing Xing Buffet	5,000
136	TNC Nails & Spa	1,500
140	Brothers Pizza	2,000
144	Tobacco & Vape LLC	1,500
148	AVAILABLE	2,000
152	Dollar Tree	8,000
172	Pet Supplies Plus	4,107
180-188	Fine Wine & Spirits	4,393
192	Drayer Physical Therapy	4,000
204	AVAILABLE	3,940
101	Sherwin Williams	
102	Starbucks	
CENTER TOTAL		201,883



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chewy
Warehouse

amazon
Warehouse

TACO BELL
KFC

QUALITY KARN'S
FOODS

planet fitness

VALLEY GREEN
BEVERAGE

RITE AID
Corp.

83

BURGER KING

McDonald's

Maple Donuts

Walmart

RITE AID

AQUA DUCK
CARWASH

±82,000 VPD

83

Starbucks

Advance
Auto Parts

verizon **DOLLAR TREE** **PET SUPPLIES PLUS**
FINE WINE & GOOD SPIRITS **Drayer**



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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