

*For Lease*

# NEWBERRY POINTE

±1,500 - 3,940 SF

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



*Join:*

**Walmart**



**DOLLAR TREE**



**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.



**Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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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
<b>TRAFFIC COUNTS:</b> 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	AVAILABLE	1,700
116	Big Bucks Skilled Games	1,500
120	AVAILABLE	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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# Bennett Williams

COMMERCIAL REAL ESTATE



## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205  
State College, PA 16803

### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



## LISTING AGENTS:



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### **CONTACT US**

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

