

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  
 verizon  
 PIZZERIA  
 PIZZA CRUST  
 PIZZA CRUST  
 PIZZA CRUST  
 PIZZA CRUST

392

Old Trail Road \$9,000 VPD

Join:

Walmart



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 | Austin Eckenrode | Brad Rohrbaugh | Chad Stine  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://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
<b>112</b>	<b>AVAILABLE</b>	<b>1,700</b>
116	Big Bucks Skilled Games	1,500
<b>120</b>	<b>AVAILABLE</b>	<b>1,500</b>
128	Xing Xing Buffet	5,000
136	TNC Nails & Spa	1,500
140	Brothers Pizza	2,000
144	Tobacco & Vape LLC	1,500
<b>148</b>	<b>AVAILABLE</b>	<b>2,000</b>
152	Dollar Tree	8,000
172	Pet Supplies Plus	4,107
180-188	Fine Wine & Spirits	4,393
192	Drayer Physical Therapy	4,000
<b>204</b>	<b>AVAILABLE</b>	<b>3,940</b>
101	Sherwin Williams	
102	Starbucks	
<b>CENTER TOTAL</b>		<b>201,883</b>



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**Newberry Commons**

- QUALITY KARN'S FOODS
- VALLEY GREEN BEVERAGE
- planet fitness
- Select PHYSICAL THERAPY
- SUBWAY

**Newberry Pointe**

- Walmart
- Starbucks
- RITE AID
- DOLLAR TREE
- PET SUPPLIES PLUS
- Drayer
- FINE WINE & GOOD SPIRITS

CVS pharmacy

BRU'STER'S real ice cream

amazon Warehouse

amazon Warehouse

chewy Warehouse

FedEx

Sears Warehouse

Maple Donuts

McDonald's

TACO BELL KFC

BURGER KING

AutoZone



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

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REPRESENTATION

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# 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.

