*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.


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**Blake Shaffer | Austin Eckenrode | Brad Rohrbaugh | Chad Stine**

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

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 |

**TRAFFIC COUNTS:**
Old Trail Rd - ±9,000 VPD | I-83 - ±82,000 VPD

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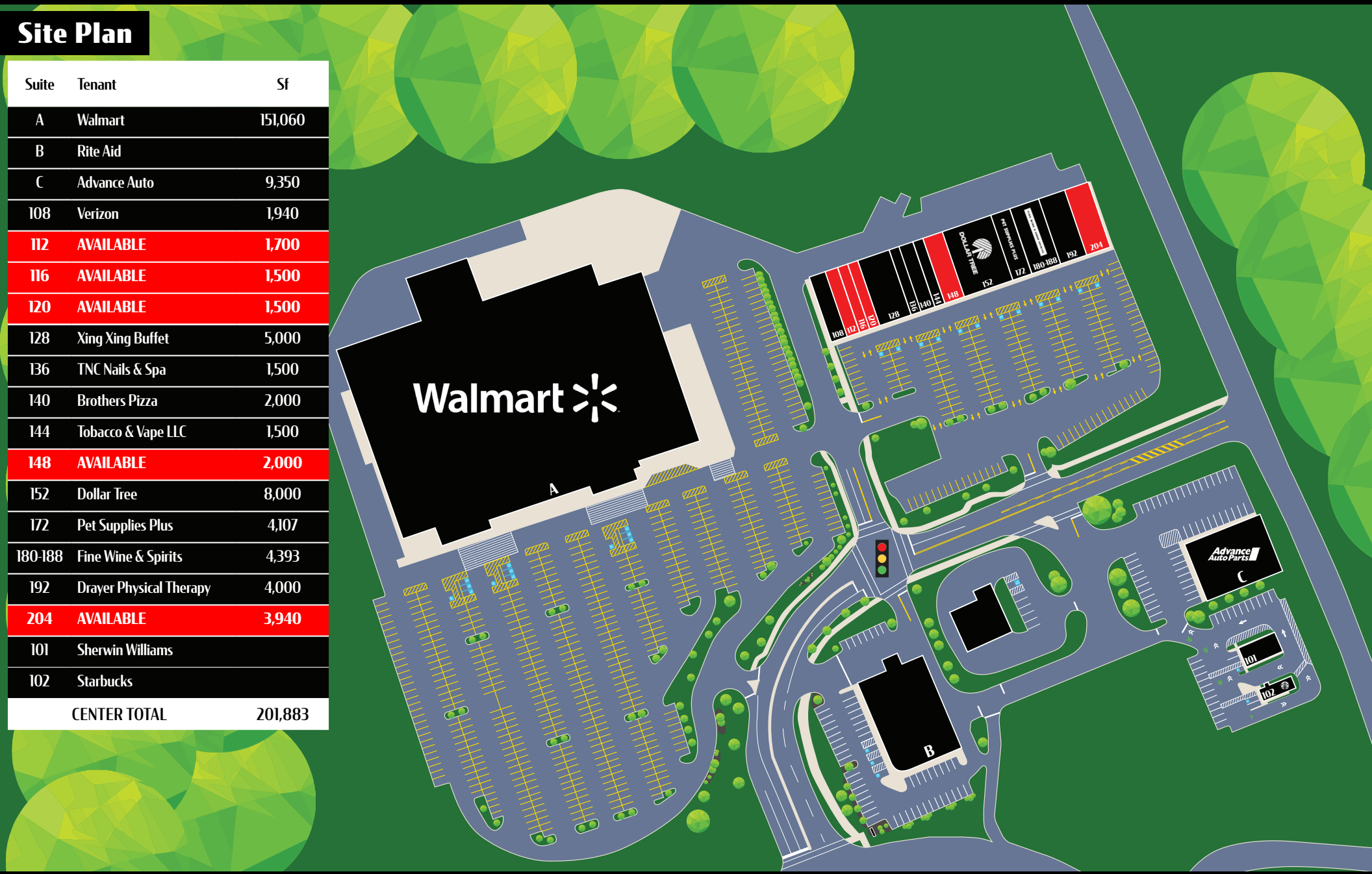
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## Site Plan

| Suite | Tenant | Sf |
|---|---|---|
| A | Walmart | 151,060 |
| B | Rite Aid | |
| C | Advance Auto | 9,350 |
| 108 | Verizon | 1,940 |
| **112** | **AVAILABLE** | **1,700** |
| **116** | **AVAILABLE** | **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

**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

**NEW JERSEY OFFICE:**
236 E. Route 38, Suite 130
Moorestown, NJ 08057

## LISTING AGENTS:




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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.

RETAIL BROKERS NETWORK

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