



North Londonderry Square

2 North Londonderry Square | Palmyra, PA 17078

For Lease



± 1,200 - 6,000 SF Inline Space | Pad Site

North Londonderry Square is a 177,804 square foot, Walmart and Lowes shadow anchored, retail shopping center with a recently renovated façade ideally located along Route 422 in Palmyra, PA. This site presents a rare opportunity for any retailer to enter a very strong retail market. Along with its ideal location, this opportunity has excellent visibility to the Route 422 (18,000 VPD), as well as billboard-esque pylon signage. The site also benefits from having three access points, all of which are signalized, providing customers adequate ingress/egress points. With the center's traffic generating mix of national retailers including Walmart, Lowes, and Flagship Cinemas, this opportunity is perfect for any retailer.

Join:

BW COMMERCIAL Blake Shaffer | Gary Russell | 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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Recently Renovated Façade!



Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	23,281	40,809	75,055
TOTAL EMPLOYEES	6,873	18,892	54,591
AVERAGE HHI	\$80,835	\$84,457	\$88,821
TOTAL HOUSEHOLDS	9,766	15,641	29,604

TRAFFIC COUNTS: **Route 422** - 18,000 VPD



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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100A	Available	6,000	107B	Chosen Martial Arts	4,000	115B	Available	2,800	PAD 4	Texas Roadhouse	5,150
101A	Sylvan Learning Center	2,000	110A/111A	Fresenius Medical Care	6,650	200	Dollar General	11,000	PAD 5	Verizon Wireless	-
101B/102A	Central Penn Music	4,000	111B	Sb Nails	1,350	300A	Blue Mountain Thrift	18,000	PAD 6,7,8	Available	3 AC
102B	Available	2,000	112A	Available	2,000	300B	Grocery Outlet	18,000	PAD 9	Burger King	-
103A	LHM Physical Therapy	2,000	112B	Available	2,000	400	My Fitness Club	15,000	PAD 10	Dairy Queen	-
103B/104B	Rey Azteca	6,000	113A	Available	2,000	L-1	Flagship Cinemas	44,835	PAD 11	Available	2 AC
105A	Available	2,000	113B	Napels Pizza	2,000	PAD 1	Pizza Hut	3,321			
105B/106A	Sherwin Williams	4,000	114A	Available	1,200	PAD 2	Arby's	3,105			
106B	Available	1,500	115A	Available	4,000	PAD 3	Dunkin'	1,728			

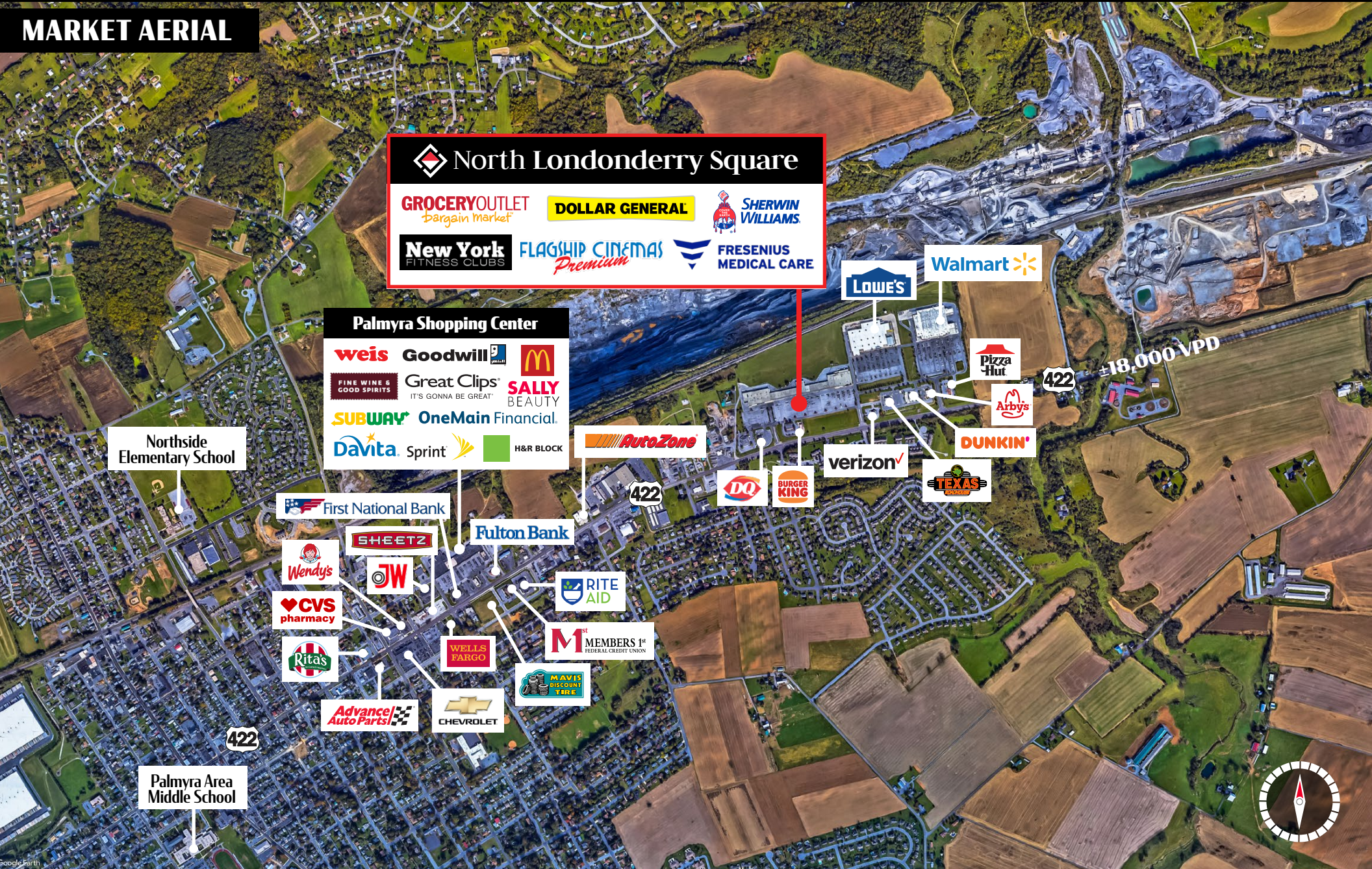


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MARKET AERIAL



North Londonderry Square

GROceryOUTLET Bargain Market | DOLLAR GENERAL | SHERWIN WILLIAMS

New York FITNESS CLUBS | FLAGSHIP CINEMAS Premium | FRESenius MEDICAL CARE

Palmyra Shopping Center

weis | Goodwill | McDonald's

FINE WINE & GOOD SPIRITS | Great Clips | SALLY BEAUTY

SUBWAY | OneMain Financial.

Davita | Sprint | H&R BLOCK

Northside Elementary School

Palmyra Area Middle School

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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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

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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.

