



# 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:*



Blake Shaffer | Gary Russell | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# North Londonderry Square

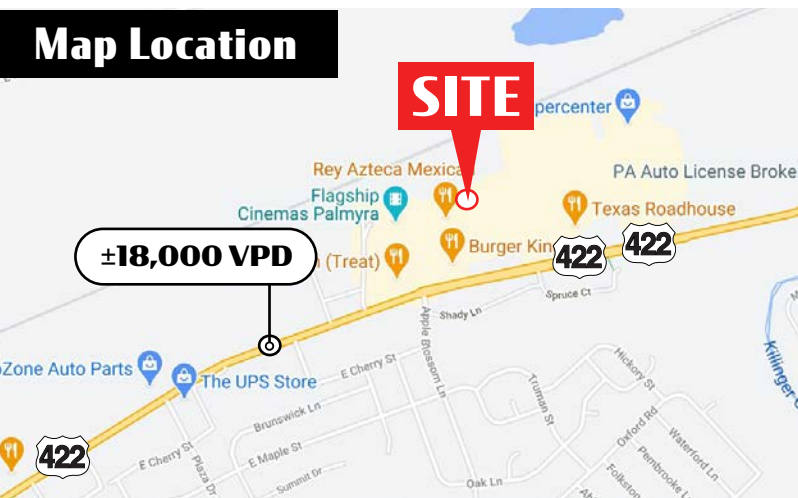
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Recently Renovated Façade!



## 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



± 18,000 VPD

| 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   | Available        | 1 AC  |
| 102B        | Available              | 2,000 | 112A      | Available              | 2,000 | 300B  | Grocery Outlet       | 18,000 | PAD 7,8 | Chick Fil A      | 2 AC  |
| 103A        | LHM Physical Therapy   | 2,000 | 112B      | Available              | 2,000 | 400   | My Fitness Club      | 15,000 | PAD 9   | Burger King      | -     |
| 103B / 104B | Rey Azteca             | 6,000 | 113A      | Available              | 2,000 | L-1   | Flagship Cinemas     | 44,835 | PAD 10  | Dairy Queen      | -     |
| 105A        | Available              | 2,000 | 113B      | Napels Pizza           | 2,000 | PAD 1 | Pizza Hut            | 3,321  | PAD 11  | Available        | 2 AC  |
| 105B / 106A | Sherwin Williams       | 4,000 | 114A      | Available              | 1,200 | PAD 2 | Arby's               | 3,105  |         |                  |       |
| 106B        | The UPS Store          | 1,500 | 115A      | Available              | 4,000 | PAD 3 | Dunkin'              | 1,728  |         |                  |       |



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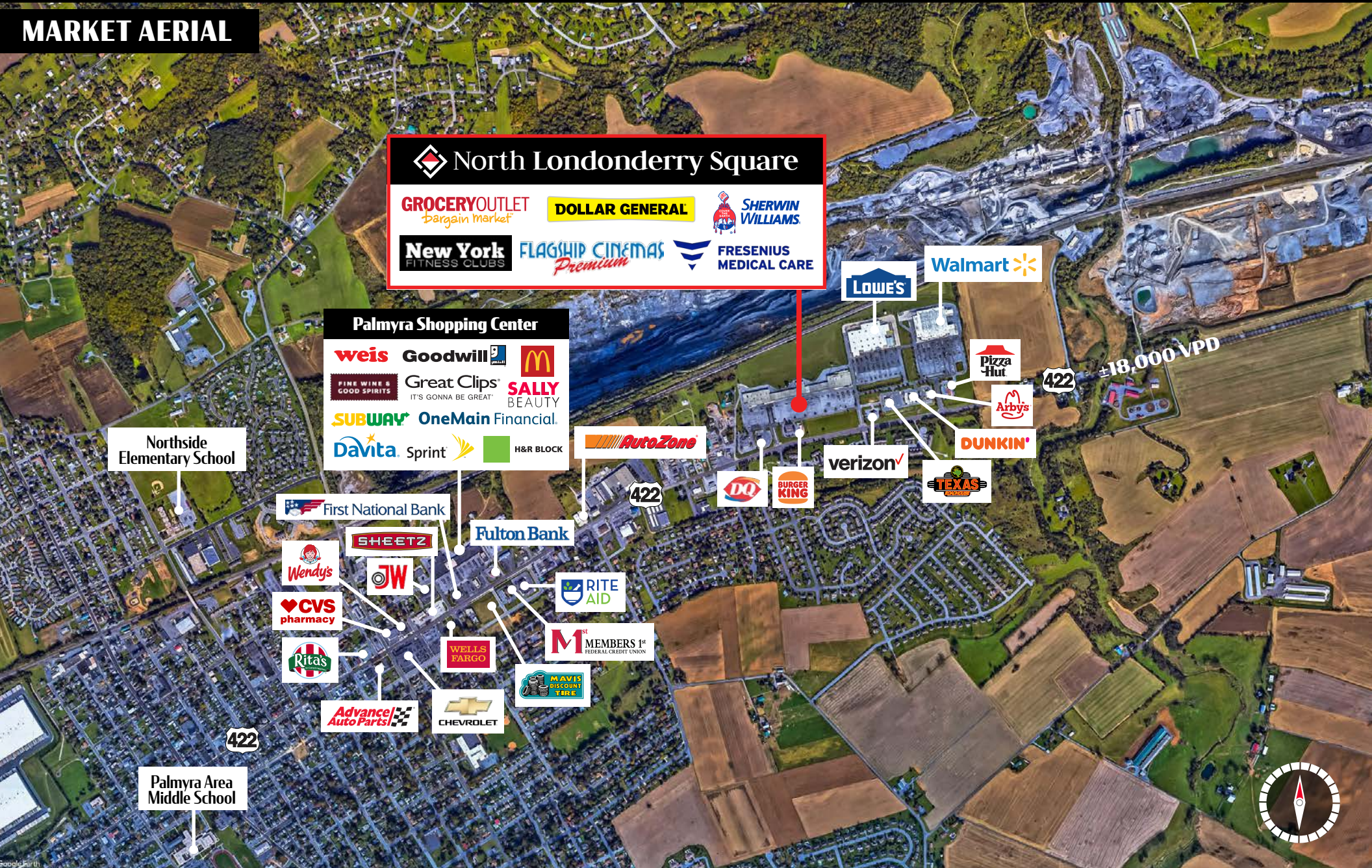
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## MARKET AERIAL



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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

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### Chad Stine

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### CONTACT US

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REPRESENTATION

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REPRESENTATION

INVESTMENT  
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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.

