



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
100A	Available	6,000
101A	Sylvan Learning Center	2,000
101B / 102A	Central Penn Music	4,000
102B	Available	2,000
103A	LHM Physical Therapy	2,000
103B / 104B	Available (Fully Equipped Restaurant)	6,000
105A	Available	2,000
105B / 106A	Sherwin Williams	4,000
106B	Available	1,500

SUITE	TENANT	SF
107B	Chosen Martial Arts	4,000
110A / 111A	Fresenius Medical Care	6,650
111B	Sb Nails	1,350
112A	Available	2,000
112B	Available	2,000
113A	Available	2,000
113B	Napels Pizza	2,000
114A	Available	1,200
115A	Available	4,000

SUITE	TENANT	SF
115B	Available	2,800
200	Dollar General	11,000
300A	Blue Mountain Thrift	18,000
300B	Grocery Outlet	18,000
400	My Fitness Club	15,000
L-1	Flagship Cinemas	44,835
PAD 1	Pizza Hut	3,321
PAD 2	Arby's	3,105
PAD 3	Dunkin'	1,728

SUITE	TENANT	SF
PAD 4	Texas Roadhouse	5,150
PAD 5	Verizon Wireless	-
PAD 6	Available	1 AC
PAD 7,8	Chick Fil A	2 AC
PAD 9	Burger King	-
PAD 10	Dairy Queen	-
PAD 11	Available	2 AC



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MARKET AERIAL



North Londonderry Square

GROCERY OUTLET 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

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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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.

