



# North Londonderry Square

2 North Londonderry Square | Palmyra, PA 17078

*For Lease*



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.

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

Join:

**BW COMMERCIAL** 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)

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

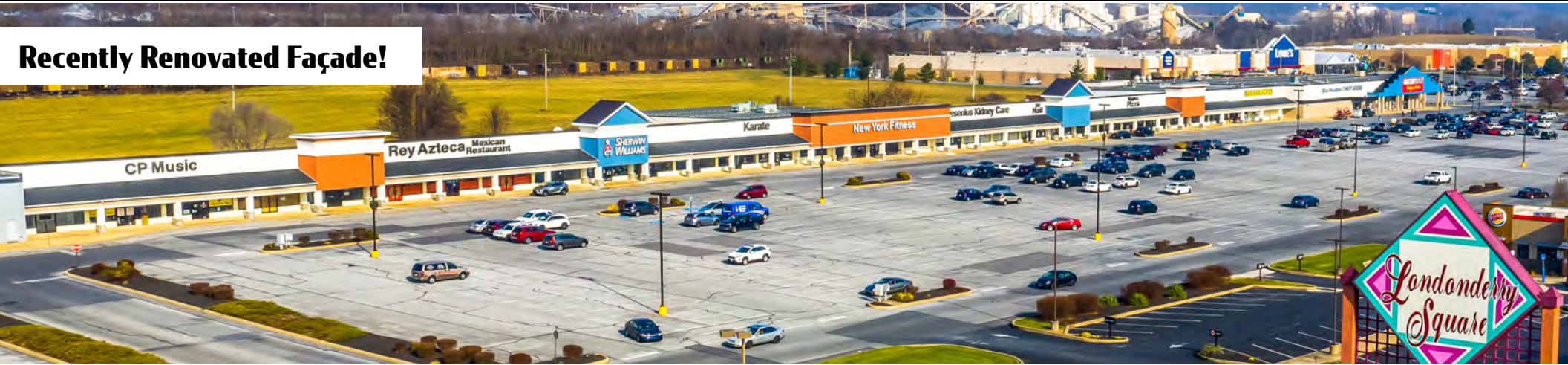
COMMERCIAL BROKERAGE. *Redefined.*

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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	<b>PAD 6,7,8</b>	<b>Available</b>	<b>3 AC</b>
102B	Available	2,000	112A	Available	2,000	300B	Grocery Outlet	18,000	PAD 9	Burger King	-
103A	Available	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	<b>PAD 11</b>	<b>Available</b>	<b>2 AC</b>
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**

**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

±18,000 VPD



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