

Spring Forge Shoppes

570 North Main Street | Spring Grove, PA 17362

Available
± 890-2,494 SF



Property Overview

Spring Forge Shoppes is a 63,400 square-foot retail shopping center centrally located in Spring Grove, Pennsylvania, situated along North Main Street (16,250 VPD) with 3 points of access, two of which are signalized. The center features a mix of national and regional tenants including; Kenne's Markets, AutoZone, State Farm and Edward Jones, just to name a few. With its traffic generating lineup of destination style tenants, Spring Forge Shoppes is the primary shopping destination for the market.

Nearby Retailers

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-
-
-
-



Blake Gross

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

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 RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Location

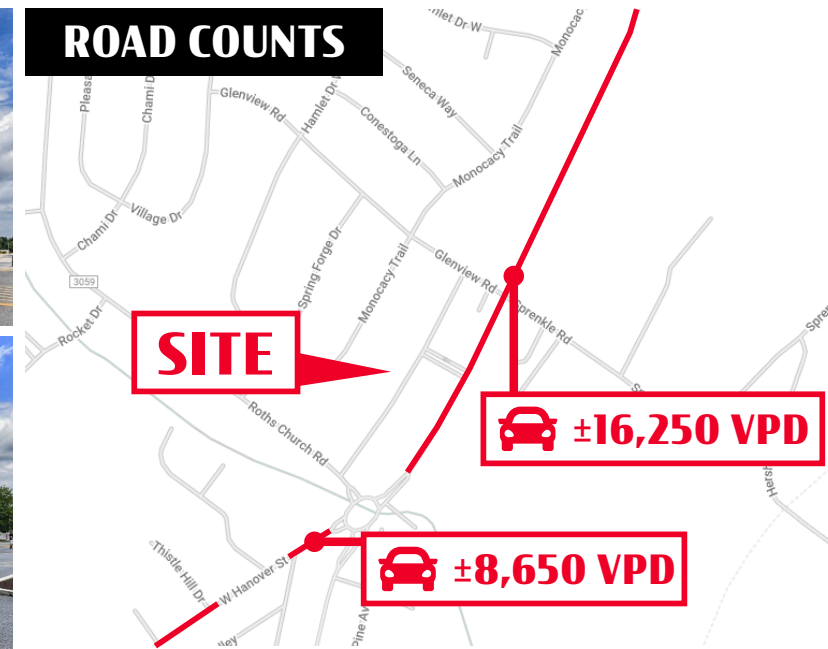
Spring Forge Shoppes is strategically positioned with significant frontage in the market's primary retail corridor along North Main Street with 3 points of access, 2 of which are signalized. The center benefits from the high-volume traffic flow of North Main Street, which is the area's heaviest traveled roadway. North Main Street acts as a focal point for retail, with a trade area that extends more than 7 miles, attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

Trade Area

Adding to the stability of the project, Spring Grove Shoppes shows a 20-minute drive time demographic of over 243,292 people with household incomes of more than \$74,640 and daytime employment demographics equally as strong with 172,955. The demographics within a 10-mile radius include 215,120 people in 85,822 homes, a labor force of 117,743 with an average household income of \$72,936. The area's growth since 2000 has increased over 12.9% with 11,071 new homes.



ROAD COUNTS



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	11,967	27,196	60,368
TOTAL EMPLOYEES	1,779	5,365	17,150
AVERAGE HHI	\$72,724	\$75,446	\$73,181
TOTAL HOUSEHOLDS	4,593	10,457	23,587

TRAFFIC COUNTS: North Main Street (Rt 116) - ±16,250 VPD



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SITE PLAN



SPACE	TENANT	AREA (SF)
1	AVAILABLE	890
2	Wellspan Family Medicine	1,330
3	State Farm	1,500
4	Edward Jones	1,500
440	Kennie's Marketplace	32,800
450	Autozone Auto Parts	6,720
454	York Area Repertoire Of Dance	2,250
458	Bobbi Pin Salon	1,500
462	Genova's Pizzeria E Ristorante	3,750
470	Great Dragon Chinese	1,875
474	Remax	1,856
478	Blue Apple Vape & Smoke	1,809
482	KCKP Nails	1,875
484	Suzi Sudz Laundromat	1,875
486 A	AVAILABLE	2,494
486 B	LHM Physical Therapy (Coming Soon)	2,512



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MARKET AERIAL



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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