

Spring Forge Shoppes

570 North Main Street | Spring Grove, PA 17362

Available
± 890 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

AutoZone[®]
Rutter's[®]
Hardee's[®]
RITE AID[®]
DOLLAR GENERAL[®]



Blake Gross

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

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COMMERCIAL BROKERAGE. *Redefined.*

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Location

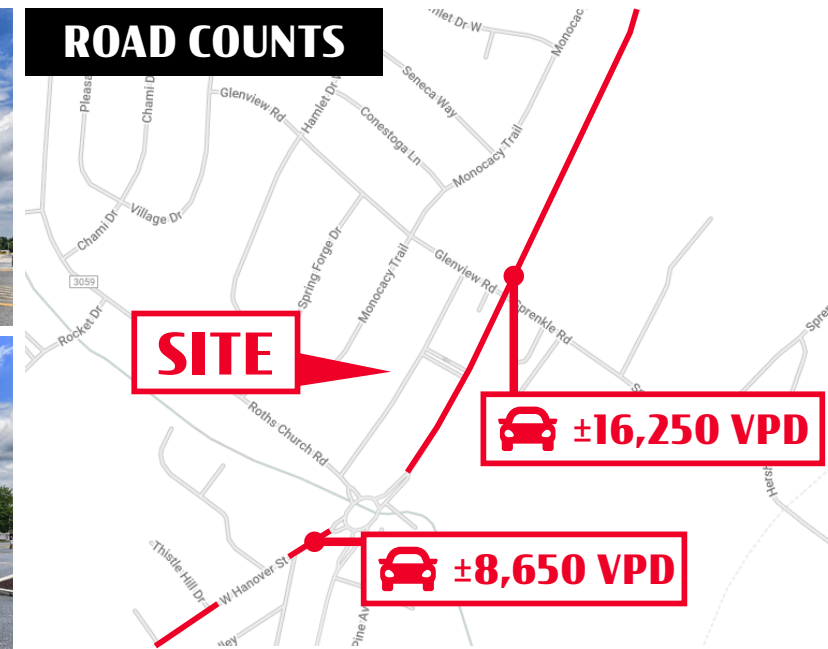
Spring Forge Shoppes is strategically positioned with significant frontage in the market's primary retail corridor along North Main Street with 3 points of access, 2 of which are signalized. The center benefits from the high-volume traffic flow of North Main Street, which is the area's heaviest traveled 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	Creations Hair 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	Beaute Nail Salon	1,875
484	Suzi Sudz Laundromat	1,875
486 A	Verizon (Coming Soon)	2,494
486 B	LHM Physical Therapy	2,512



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MARKET AERIAL



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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CONTACT US

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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.

