

Spring Forge Shoppes

570 North Main Street | Spring Grove, PA 17362

Available
± 890 - 2,250 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; Kennie's Markets, AutoZone, Verizon, 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.

JOIN



Edward Jones **verizon**✓



RE/MAX



Blake Gross | Blake Shaffer | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

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Location

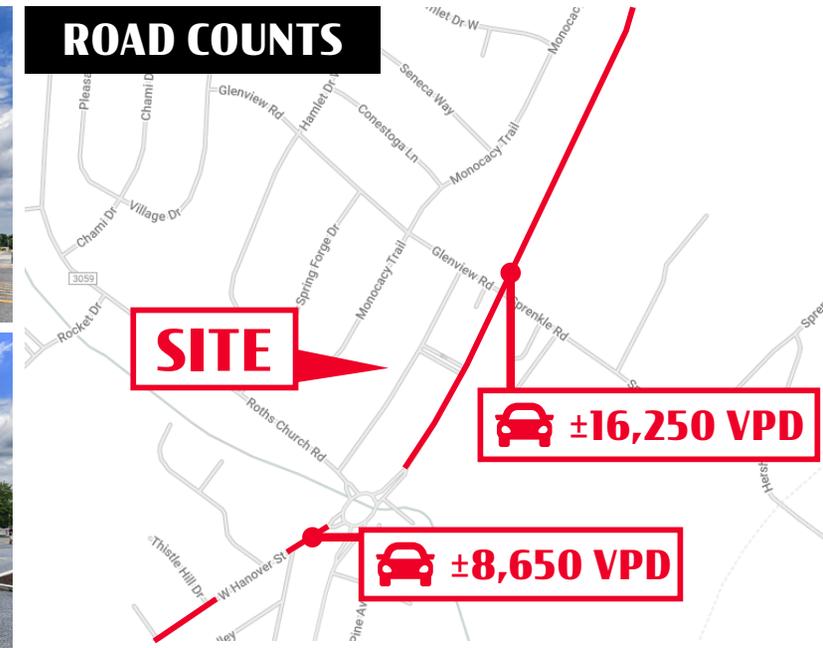
Spring Forge Shoppes is strategically positioned in the market's primary retail corridor along North Main Street with 3 points of access, 2 of which are signalized. The center benefits from the high-volume traffic flow of North Main Street, which is the area's heaviest traveled roadway. North Main Street 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. Retailers in the immediate area include Hardee's, Dollar General, Dunkin, Subway, and AutoZone.

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 | AVAILABLE | 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 | 2,494 |
| 486 B | LHM Physical Therapy | 2,512 |



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MARKET AERIAL



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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Gross

bgross@bennettwilliams.com



Blake Shaffer

bshaffer@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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