

SHERWOOD PLAZA

300 North Main Street | New Salem, PA | 17371

FOR LEASE

± 2,000 SF AVAILABLE | FOR LEASE



PROJECT

Sherwood Plaza is an 11,000 square foot, neighborhood retail shopping center situated along York New Salem's main thoroughfare, North Main Street. The project serves as York New Salem's "go-to" spot by offering family friendly food choices including Subway, Pizza al Bacio, and China III. With Sherwood Plaza being the only shopping center in the market, along with its convenient access, this creates a great opportunity for any retailer seeking expansion in the trade area.

LOCATION

Sherwood Plaza is situated with ample frontage along the market's most heavily traveled roadway, Route 616 (North Main Street). The project features less than a two mile drive to Route 30, one of Central PA's most well known highways. Sherwood Plaza is located just a short drive away from major traffic generators including Magnesita/RHI, Rutter's Farm Stores and Hanover Architectural Products.

TRADE AREA

Adding to the stability of this opportunity, Sherwood Plaza shows a 20-minute drive time demographic of over 321,362 people with household income more than \$77,875 and daytime employment demographics equally as strong with 165,317. The demographics within a 10-mile radius include 248,136 people in 99,392 homes, a labor force of 130,709 with an average household income of \$78,123. The areas growth has increased over 16.3% since 2000 with over 16,236 homes.

JOIN NEARBY RETAILERS:

DOLLAR GENERAL®



POPULATION		3 MILES - 10,722	EMPLOYEES		3 MILES - 5,206
		5 MILES - 78,285			5 MILES - 50,874
		7 MILES - 158,508			7 MILES - 89,635
AVERAGE HH		3 MILES - \$84,931	HOUSEHOLDS		3 MILES - 4,488
		5 MILES - \$76,772			5 MILES - 30,833
		7 MILES - \$75,878			7 MILES - 63,972

TRAFFIC COUNTS: NORTH MAIN STREET: 10,000 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



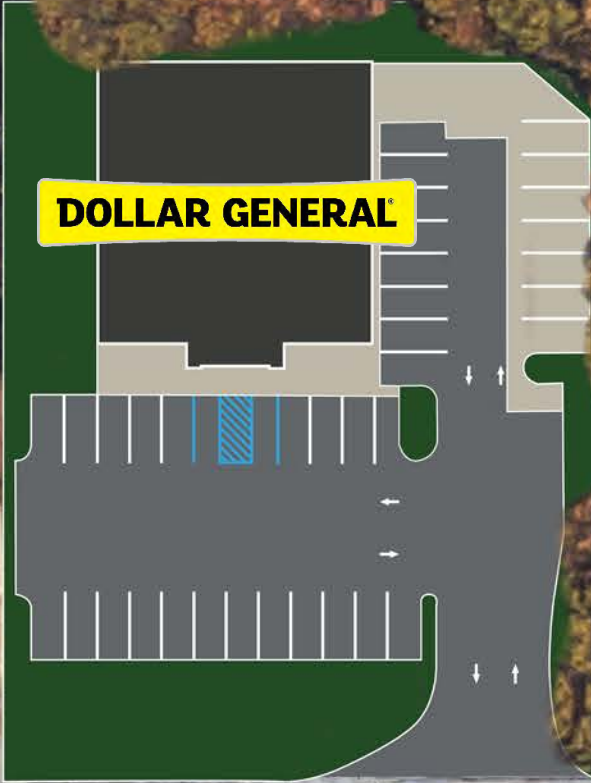
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TENANT ROSTER		
SPACE	TENANT	AREA (SF)
A/B	SUBWAY	2,000
C	LUMINOUS NAILS SPA	1,000
D	LUCKY ROOSTER	1,000
E	AVAILABLE	2,000
F	PIZZA AL BACIO	2,000
G	DANIEL'S BARBER SALON	1,000
H	CHINA III	2,000



NORTH MAIN STREET (ROUTE 616) 10,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Bennett WILLIAMS
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