

Sherwood PLAZA

300 North Main Street | New Salem, PA 17371

For Lease



Property Overview

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.

Available
±2,000 SF

Surrounding Retailers

Pizza
al BACIO

PEOPLE'S Bank
what's next.

SUBWAY

DOLLAR GENERAL



Abe Khan | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

Sherwood PLAZA

300 North Main Street | New Salem, PA 17371

For Lease

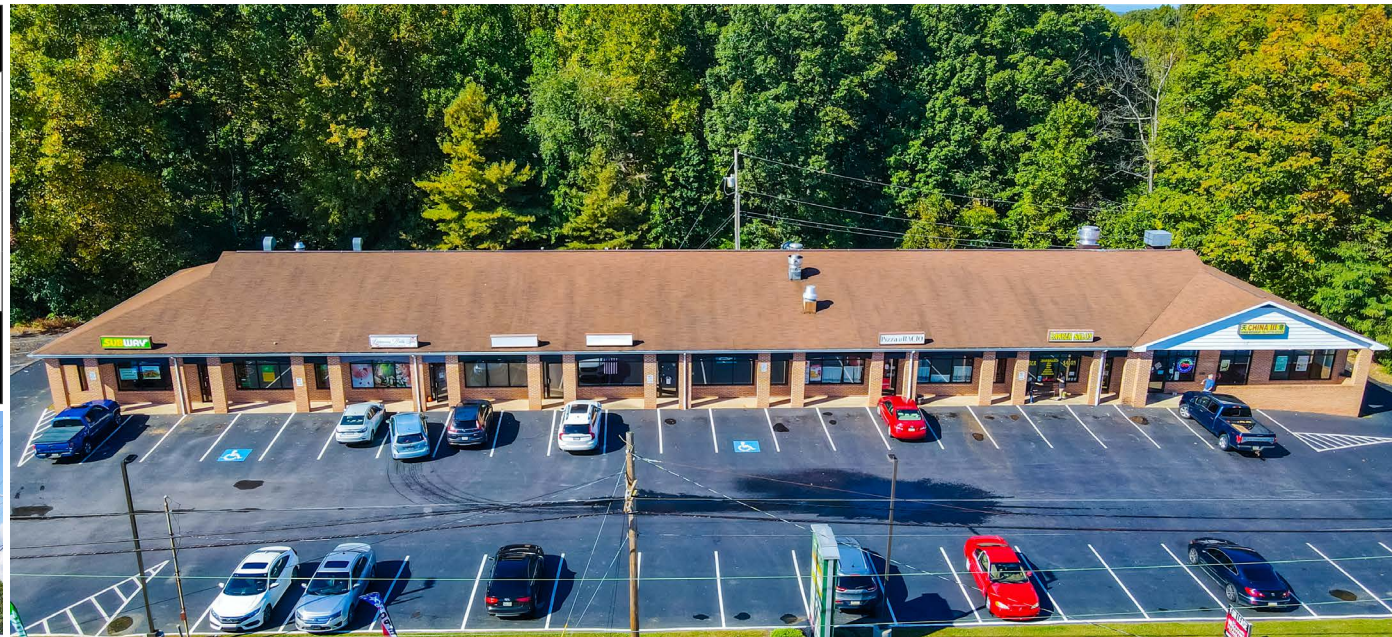
Location

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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	11,480	80,024	164,084
TOTAL EMPLOYEES	6,551	34,019	73,402
AVERAGE HHI	\$90,767	\$80,819	\$79,697
TOTAL HOUSEHOLDS	4,641	30,624	64,274

TRAFFIC COUNTS: N Main St ± 11,000 VPD



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.



Abe Khan | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



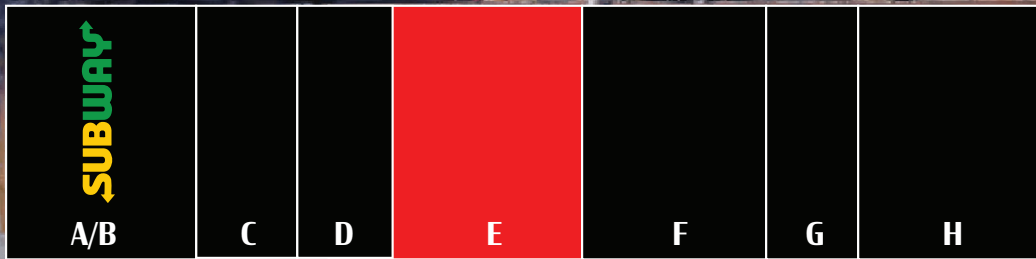
COMMERCIAL BROKERAGE. *Redefined.*

Sherwood PLAZA

300 North Main Street | New Salem, PA 17371

For Lease

SITE PLAN



SUITE	TENANT	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 Ill	2,000
CENTER TOTAL		11,000

616

N Main Street - ±11,000 VPD

Sherwood Drive



Sherwood PLAZA

300 North Main Street | New Salem, PA 17371

For Lease

MARKET AERIAL

Sherwood PLAZA

Pizza
al BACIO 

DOLLAR GENERAL

South York
(8 Miles)

Spring Grove
(6.4 Miles)



**York New Salem
Elementary School**
±500 Students



Abe Khan | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
 **RETAIL** BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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.



LISTING AGENTS:

Abe Khan

akhan@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

CONTACT US

717.843.5555
www.bennettwilliams.com

LANCASTER OFFICE:

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

