

SHREWSBURY COMMONS

582 Shrewsbury Commons Ave | Shrewsbury, PA | 17361

± 1,600 - 3,888 SF AVAILABLE | FOR LEASE



PROJECT

Shrewsbury Commons is a 295,821 square-foot anchored retail shopping center centrally located in Shrewsbury, Pennsylvania, situated at a signalized intersection along Mt. Airy Road (Route 841) and East Forrest Avenue. The center is anchored by a Walmart Supercenter, with other leading, national retailers such as Pet Supplies Plus, Dollar Tree, Verizon and Anytime Fitness, just to name a few. With its traffic generating tenant lineup, this project is the primary shopping destination in the Shrewsbury market, as well as the surrounding trade areas. Because of its Walmart Supercenter anchor, this project caters to consumers from over 10 miles away in each direction.

LOCATION I-83 & Exit 4

Shrewsbury Commons is strategically positioned with significant front in the market's primary retail corridor along East Forrest Avenue. The center benefits from the high-volume traffic flow of East Forrest Avenue (19,000 CPD) and Mt. Airy Road. East Forrest Avenue acts as the area's focal point for retail and provides customers access to I-83 (38,000 CPD), which is the main North/South roadway in the area. With the high concentration of traffic driven by the anchor tenants located within Shrewsbury Commons, and the surrounding retail, the center pulls from the immediate trade area, as well as the surrounding smaller markets as well.

TRADE AREA

Adding to the stability of the project, Shrewsbury Commons shows a 20-minute drive time demographic of over 230,120 people with household incomes of more than \$81,034 and daytime employment demographics equally as strong with 114,136. The demographics within a 10-mile radius include 89,426 people in 34,493 homes, a labor force of 21,116 with an average household income of \$91,540. The area's growth since 2000 has increased over 14.7% with 5,071 new homes.

POPULATION		3 MILES - 13,188	EMPLOYEES		3 MILES - 5,463
		5 MILES - 29,027			5 MILES - 9,428
		7 MILES - 40,652			7 MILES - 10,801
AVERAGE HHI		3 MILES - \$90,263	HOUSEHOLDS		3 MILES - 5,209
		5 MILES - \$92,360			5 MILES - 11,260
		7 MILES - \$96,276			7 MILES - 15,584

TRAFFIC COUNTS: E FORREST AVE: 19,000 VPD I-83: 45,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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
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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
490	ADVANCE AUTO PARTS	PAD
450	KFC / TACO BELL	PAD
534	MCDONALD'S	PAD
542	MR. TIRE	9,600
558	AVAILABLE	2,500
564	EMERALD GARDEN	2,400
570	AVAILABLE	3,888
576	SUBWAY	1,600
582	VERIZON	1,200
586	PRESTO FAST ITALIAN	1,600
592-600	BHHS HOMESALE REALTY	7,150
606	SHREWSBURY BEER & SODA	8,000
608	DREAM NAILS II	1,880
611	FULTON BANK	PAD
616	SAMURAI HIBACHI	4,000
624	PET SUPPLIES PLUS	3,600
630	AVAILABLE	1,600
634	ECHO FREZCO	2,000
638	HOLIDAY HAIR	1,050
640	CRICKET WIRELESS	1,050
644	THE UPS STORE	1,200
648	GNC	1,200
654	THE SHOE DEPARTMENT	4,400
664-668	ANYTIME FITNESS	5,500
669	ARBY'S	PAD
698	SUPER WALMART	149,704
802	PA WINE AND SPIRITS	8,374
808	GAMESTOP	1,300
818	DOLLAR TREE	10,347

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