

For Lease

SHREWSBURY COMMONS ±1,600 – 3,888 SF

582 Shrewsbury Commons Ave | Shrewsbury, PA | 17361



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.

Join



Abe Khan | 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

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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,188	29,027	40,652
TOTAL EMPLOYEES	5,463	9,428	10,801
AVERAGE HHI	\$90,263	\$92,360	\$96,276
TOTAL HOUSEHOLDS	5,209	11,260	15,584
TRAFFIC COUNTS: E Forrest Ave ± 19,000 VPD I-83 : ± 45,000 VPD			



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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	LHM Physical Therapy	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	AVAILABLE	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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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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About Bennett Williams



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.

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