For Lease

SHREWSBURY COMMONS

±2,400 sf

582 SHREWSBURY COMMONS AVE | SHREWSBURY, PA | 17361



Project

Shrewsbury Commons is a ±296,998 SF anchored retail shopping center centrally located in Shrewsbury, Pennsylvania, positioned at a signalized intersection at Mt. Airy Road (Route 841) and East Forrest Avenue. The center is anchored by a Walmart Supercenter, which recently underwent a full renovation and was renewed under a long-term lease — further solidifying its role as a major regional draw.

The property features a strong mix of national retailers including Pet Supplies Plus, Dollar Tree, Verizon, and Anytime Fitness, among others. With its high-traffic tenant lineup and strategic location, Shrewsbury Commons serves as the primary shopping destination not only for the local community but also for surrounding trade areas extending 15+ miles in every direction.

Notably, Wine & Spirits also completed a full renovation and now ranks as the top-performing location in York County, further reinforcing the center's retail strength and customer draw.

Join

Walmart+ · tropical SMOOTHIE CAFE · DOLLAR TREE · ANYTIME FITNESS · PET SUPPLIES PLUS (GREAT PRICES. NO BEGGING) · T-Mobile · SEVEN BREW DRIVE THRU COFFEE · Jersey Mike's SUBS

Blake Shaffer | Cale Bruso | Brad Rohrbaugh | Chad Stine
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COMMERCIAL BROKERAGE Redefined

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 (21,000 CPD) and Mt. Airy Road. East Forrest Avenue acts as the area's focal point for retail and provides customers access to I-83 (52,000 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 92,347 people with household incomes of more than $126,955 and daytime employment demographics equally as strong with 32,300. The demographics within a 10-mile radius include 90,142 people in 34,969 homes, a labor force of 9,690 with an average household income of $136,542. The area's growth since 2000 has increased over 14.7% with 5,071 new homes.



DEMOGRAPHICS	7 MILE	10 MILE	15 MILE	20 MIN DRIVE
TOTAL POPULATION	41,164	90,142	291,934	92,347
TOTAL EMPLOYEES	9,690	9,690	93,878	32,300
AVERAGE HHI	$136,542	$136,542	$120,837	$126,955
TOTAL HOUSEHOLDS	15,926	34,969	112,068	35,432

TRAFFIC COUNTS: **E FORREST AVE:** ± 21,000 VPD | **I-83:** ± 52,000 VPD



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Site Plan



SPACE	TENANT	AREA (SQ FT)
01 & 02	Mr. Tire	9,600
03	LHM Physical Therapy Institute	2,550
04	Emerald Garden	2,400
05	Shrewsbury Tobacco & Vape	1,600
06	AVAILABLE	2,400
07	Subway	1,600
08	Verizon	1,200
08A	Little Caesars	1,600
09/09A	Berkshire Hathaway	7,150
10	Shrewsbury Beer & Soda	8,000
10A	Dream Nails	1,880
11	Samurai Hibachi	4,000
12	Pet Supplies Plus	3,600
13	Tropical Smoothie	1,600
14	Echo Frezco	2,000
15	Holiday Hair	1,050
16	7th Inning Sportscards & Collectibles	1,050
17-01	The UPS Store	1,200
18-01	GNC	1,200
19-01	Shoe Show	4,400
20-01	Anytime Fitness	7,950
21-01	Walmart	154,184
P-01	Taco Bell	2,727
P-03	McDonalds	5,195
P-04	7 Brew	520
P-05	Advance Auto Parts	6,000
P-06	Arby's	2,785
240-01	Fine Wine & Good Spirits	8,374
240-02	Game Stop	1,300
240-03	Dollar Tree	10,347
235-460	Hanna Cleaners	800
235-466	Rita's Ice	800
235-472A	Jersey Mikes	1,400
235-472	T-Mobile	2,600

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Market Aerial



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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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