

For Lease

SHREWSBURY COMMONS

± 1,600, 2,400
& 4,000 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

Walmart Supercenter

DOLLAR TREE
PET SUPPLIES PLUS.
GREAT PRICES. NO BEGGING.

Jersey Mike's
SUBS

ANYTIME FITNESS verizon T Mobile



TACO BELL

Recently Added
tropical SMOOTHIE CAFE LHM
PHYSICAL THERAPY INSTITUTE



Abe Khan | Brad Rohrbaugh | Chad Stine

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

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 (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 (30,000 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 95,045 people with household incomes of more than \$121,928 and daytime employment demographics equally as strong with 32,819. The demographics within a 10-mile radius include 93,430 people in 36,280 homes, a labor force of 22,579 with an average household income of \$124,791. 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	13,283	29,542	41,859
TOTAL EMPLOYEES	4,232	8,155	9,510
AVERAGE HHI	\$127,076	\$127,003	\$128,642
TOTAL HOUSEHOLDS	5,318	11,609	16,227
TRAFFIC COUNTS: E FORREST AVE: ± 19,000 VPD I-83: ± 30,000 VPD			

SHREWSBURY COMMONS



Abe Khan | Brad Rohrbaugh | Chad Stine

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

COMMERCIAL BROKERAGE *Redefined.*

SHREWSBURY COMMONS

TENANT ROSTER



SPACE	TENANT	AREA (SQ FT)
490	ADVANCE AUTO PARTS	PAD
450	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- CAN SUBDIVIDE	1,600 & 2,400
576	SUBWAY	1,600
582	VERIZON	1,200
586	AVAILABLE	1,600
592-600	BHHS HOMESALE REALTY	7,150
606	SHREWSBURY BEER & SODA	8,000
608	DREAM NAILS & SPA	1,880
611	FULTON BANK	PAD
616	SAMURAI HIBACHI	4,000
624	PET SUPPLIES PLUS	3,600
630	TROPICAL SMOOTHIE CAFE	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	WALMART SUPERCENTER	149,704
802	PA WINE AND SPIRITS	8,374
808	GAMESTOP	1,300
818	DOLLAR TREE	10,347



Abe Khan | Brad Rohrbaugh | Chad Stine

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

COMMERCIAL BROKERAGE *Redefined.*

Market Aerial

SHREWSBURY COMMONS



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Abe Khan

AKhan@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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

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.

