

For Lease

# MARKET SQUARE

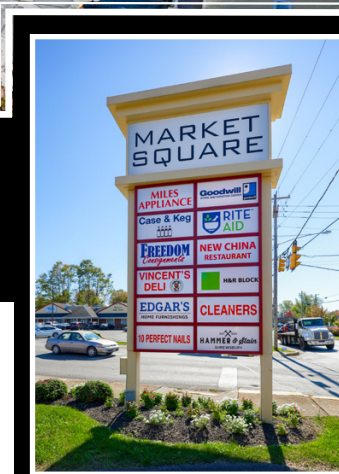
± 396 - 7,500 SF

549 South Main Street & Old Farm Lane | Shrewsbury, PA 17361



Join: **Goodwill**  **DUNKIN'** *Rutter's*

549 South Main Street and Old Farm Lane is anchored by Goodwill. Located at a signalized intersection with access and frontage from Main Street. This well maintained center offers excellent retail and office opportunity. Serving the local residents as well as those who live and work in the Baltimore area.



**BW** COMMERCIAL Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

549 South Main Street & Old Farm Lane  
Shrewsbury, PA 17361

# MARKET SQUARE

±396 - 7,500 SF  
**Available For Lease**

## Location

Market Square is in proximity to PA-851 and I-83. This offers consumers easy access to York or Baltimore. Also located at the intersection of South Main St., Old Farm Lane, and Constitution Avenue. Constitution Avenue gives easy access to New Freedom.



## Trade Area

Adding to the stability of this opportunity, Market Square is just minutes from I-83. With a 20 minute drive-time demographic of over 210,865 people with household incomes of more than \$82,971 and daytime employment demographics equally as strong with 168,994. The demographics within a 10 mile radius include 69,537 people in 26,294 homes, a labor force of 56,421 with an average household income of \$99,031.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,956	28,300	40,412
TOTAL EMPLOYEES	5,015	8,182	10,165
AVERAGE HHI	\$105,897	\$101,831	\$107,185
TOTAL HOUSEHOLDS	5,834	10,992	15,434

### TRAFFIC COUNTS:

S Main Street - ±10,000 VPD | I-83 - ±40,000 VPD



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

## Site Plan

SUITE	TENANT	SF
1	Goodwill	10,000
2	Case & Keg	5,535
3	Finder's Keepers	5,215
4	<b>AVAILABLE</b>	<b>7,500</b>
5-6	Miles Appliance	5,060
7	Vincent's Deli	1,200
8	Hammer and Stain	980
9	Ten Perfect Nails	1,310
10	New China Restaurant	1,570
11	H&R Block	1,643
12	Devono's	600
13	Rite Aid	5,500
14	Equine Home Indisguise, LLC	410
15	Leased	501
16/17	Vape Plus	1,080
18	Baker Financial	540
19	Mason Dixon Barber	540
20	Shrewsbury Laundry	1,320
21	All Care Family Dentist	1,997
22	Living Hope Church of New Freedom	2,301
23	Mason Dixon Family Restaurant	3,750
24	Rutter's	2,048
25	Dunkin'/Baskin Robins	3,450
C	<b>AVAILABLE OFFICE</b>	<b>490</b>
F	<b>AVAILABLE OFFICE</b>	<b>396</b>
G	<b>AVAILABLE OFFICE</b>	<b>700</b>
H	<b>AVAILABLE OFFICE</b>	<b>584</b>
I	<b>AVAILABLE OFFICE</b>	<b>1,296</b>
<b>CENTER TOTAL</b>		<b>75,620</b>



549 South Main Street & Old Farm Lane  
Shrewsbury, PA 17361

# MARKET SQUARE

±396 - 7,500 SF  
Available For Lease

## Market Aerial



**Shrewsbury Square**

- Starbucks
- GIANT
- verizon
- Chick-fil-A
- HAIR CUTTERY
- M MEMBERS 1<sup>st</sup>
- Santander
- sweetfrog

**Stonebridge Plaza**

- THE HOME DEPOT
- GOLD'S GYM
- PAPA JOHN'S

**Messina Highlands**

- Wendy's
- TACO BELL
- KFC

**Messina Highlands**

- FIVE GUYS
- Panera BREAD
- at&t
- POWER TRAIN
- Great Clips
- MATTRESS Warehouse
- WELLSPAN HEALTH

**Shrewsbury Commons**

- Walmart
- DOLLAR TREE
- Advance! Auto Parts
- ANYTIME FITNESS
- FINE WINE & GOOD SPIRITS
- Arbys
- GameStop
- McDonald's

**MARKET SQUARE**

- DUNKIN'
- BASKIN BR ROBBINS
- goodwill
- Rutter's

**CVS pharmacy**

- SUBWAY



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

# 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

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Ashlee Lehman

ALehman@bennettwilliams.com



### Blake Shaffer

BShaffer@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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 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.

