

NEC ROUTE 116 & SPRENKLE RD

Spring Grove, PA | 17362

± 1.45 ACRES AVAILABLE | FOR LEASE



PROJECT

The property is centrally located in Spring Grove, Pennsylvania, situated along North Main Street (16,000 CPD) with 1.45 acres+- at the intersection Rte. 116 and Sprenkle Rd. The property is across from Rite Aid, Hardees, Sunoco, and Spring Forge Shopping Center which features a mix of national and regional tenants including; Kennie's Markets, H&R Block, State Farm and Edward Jones, just to name a few. With its traffic generating lineup of destination style tenants, Spring Forge Shoppes is the primary shopping destination for the market.

LOCATION

The property is strategically positioned with significant frontage on the market's primary retail corridor along North Main Street. Sunoco, Hardees and Rite Aid are directly across the street from this corner property. The property benefits from the high-volume traffic flow of North Main Street(Rte.116), which is the area's heaviest traveled roadway. North Main Street acts as a focal point for retail, with a trade area that extends more than 7 miles from Spring Grove to Rte. 30., attracting a vast customer base. With the high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

TRADE AREA

Adding to the stability of the area, Spring Grove shows a 20-minute drive time demographic of over 243,292 people with household incomes of more than \$74,640 and daytime employment demographics equally as strong with 172,955. The demographics within a 10-mile radius include 215,120 people in 85,822 homes, a labor force of 117,743 with an average household income of \$72,936. The area's growth since 2000 has increased over 12.9% with 11,071 new homes.



POPULATION



3 MILES - 11,507
5 MILES - 26,235
7 MILES - 59,306

AVERAGE HH



3 MILES - \$79,701
5 MILES - \$83,178
7 MILES - \$80,385

EMPLOYEES



3 MILES - 9,307
5 MILES - 21,399
7 MILES - 48,463

HOUSEHOLDS



3 MILES - 4,570
5 MILES - 10,429
7 MILES - 23,991

TRAFFIC COUNTS: ROUTE 116: 15,700 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

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Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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