

# NEC RT 116 & SPRENKLE RD

SPRING GROVE, PA | 17362



SPRENKLE ROAD

ROUTE 116

± 1.45 ACRES AVAILABLE | FOR GROUND LEASE

NEARBY



Spring Grove SC



ROBERT BEHLER

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

## 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.

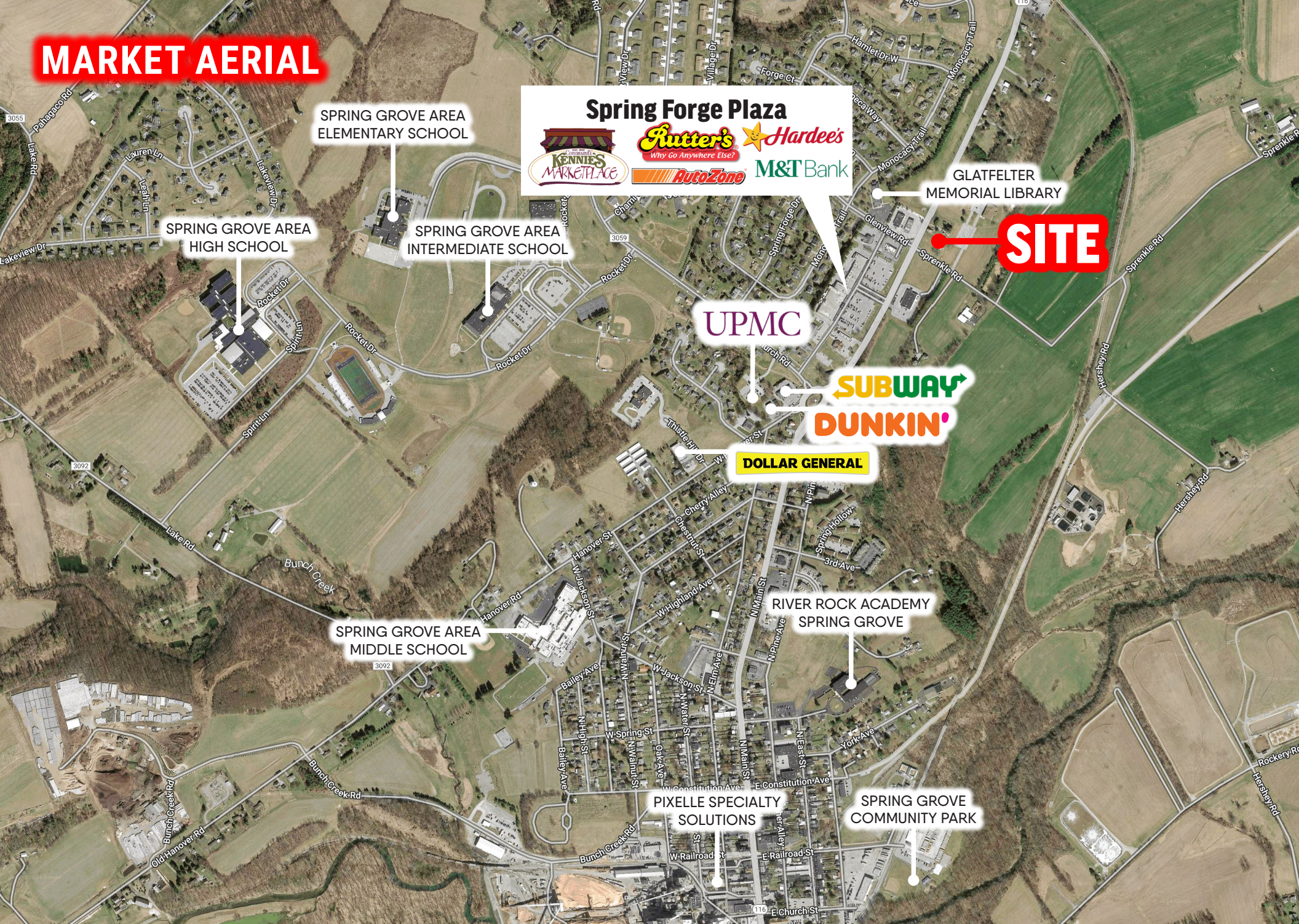
## TRADE AREA

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.



| DEMOGRAPHICS                                                                                           | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------------------------------------------------------------------------------|----------|-----------|-----------|
|  POPULATION       | 2,516    | 11,916    | 28,171    |
|  TOTAL EMPLOYEES  | 1,705    | 3,851     | 6,907     |
|  AVERAGE HHI      | \$88,359 | \$106,992 | \$108,285 |
|  TOTAL HOUSEHOLDS | 1,007    | 4,635     | 11,077    |

# MARKET AERIAL



SPRING GROVE AREA  
ELEMENTARY SCHOOL

SPRING GROVE AREA  
HIGH SCHOOL

SPRING GROVE AREA  
INTERMEDIATE SCHOOL

Spring Forge Plaza



GLATFELTER  
MEMORIAL LIBRARY

**SITE**

UPMC

SUBWAY  
DUNKIN'

DOLLAR GENERAL

SPRING GROVE AREA  
MIDDLE SCHOOL

RIVER ROCK ACADEMY  
SPRING GROVE

PIXELLE SPECIALTY  
SOLUTIONS

SPRING GROVE  
COMMUNITY PARK



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ACTIVE MEMBER OF:

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**CENTRAL, PA MAP**

**HARRISBURG**

**LANCASTER**

**YORK**

**GETTYSBURG**

**HANOVER**

**SITE**

The map displays a network of roads, including major highways like I-76, I-83, and I-81. Water bodies such as the Susquehanna River and Lake Erie are shown. The 'SITE' is marked with a red dot and a line pointing to it, located near York, PA. The map also shows the border between Pennsylvania and Maryland at the bottom.



# 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 Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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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.

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.

