

# ROUZERVILLE COMMONS

WAYNESBORO, PA | 17268



±1,582-7,650 SF  
**FOR LEASE**



**BLAKE SHAFFER | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



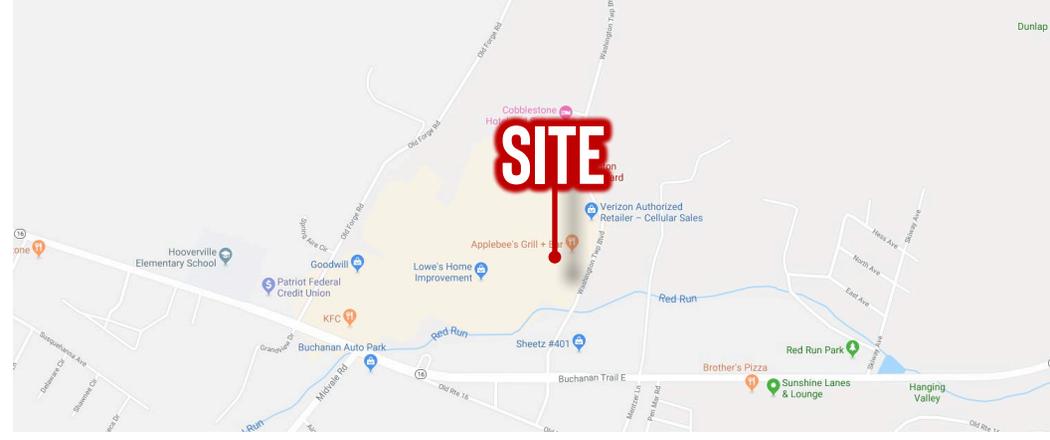
COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Rouzerville Commons is a 317,434 square foot, Walmart and Lowes shadow anchored, retail shopping center ideally located along Washington Township Boulevard in Waynesboro, Pa. This site presents a great opportunity for any retailer to enter a strong retail market. Along with its ideal location, this opportunity receives a high volume of daily traffic from shadow anchors Walmart and Lowes. The site also benefits from having signalized access, as well as highly visible pylon signage. With the center's traffic generating mix of national retailers including Walmart, Lowes, Sally Beauty, Rent-A-Center, and Verizon, this opportunity is perfect for any retailer.

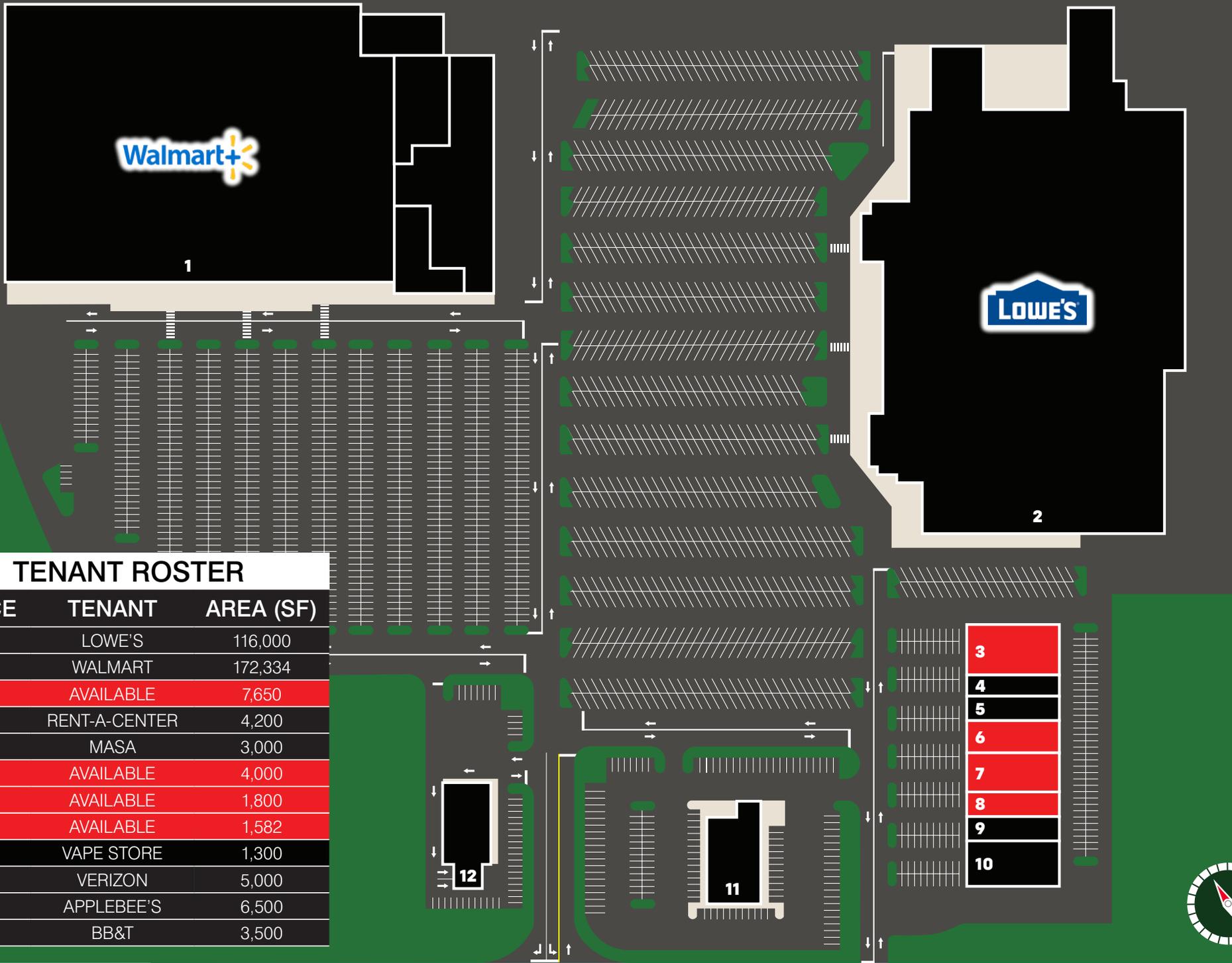
# TRADE AREA

Adding to the stability of this opportunity, Rouzerville Commons shows a 20-minute drive time demographic of over 165,885 people with household income more than \$74,235 and daytime employment demographics equally as strong with 75,319. The demographics within a 10-mile radius include 69,272 people in 26,993 homes, a labor force of 20,316 with an average household income of \$77,364. The areas growth has increased over 8.4% since 2000 with over 4,394 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,011	30,278	41,872
EMPLOYEES	13,820	24,573	33,800
AVERAGE HHI	\$69,535	\$66,339	\$70,362
HOUSEHOLDS	7,003	12,412	16,751

**State Route 16 - ±16,000 VPD**



### TENANT ROSTER

SPACE	TENANT	AREA (SF)
1	LOWE'S	116,000
2	WALMART	172,334
3	AVAILABLE	7,650
4	RENT-A-CENTER	4,200
5	MASA	3,000
6	AVAILABLE	4,000
7	AVAILABLE	1,800
8	AVAILABLE	1,582
9	VAPE STORE	1,300
10	VERIZON	5,000
11	APPLEBEE'S	6,500
12	BB&T	3,500

Legend for space availability:

- 3: Red box
- 4: Black box
- 5: Black box
- 6: Red box
- 7: Red box
- 8: Red box
- 9: Black box
- 10: Black box



# MARKET AERIAL

**Pizza Hut**  
**McDonald's**  
**WELLSPAN HEALTH**  
**CVS pharmacy**

**WAYNESBORO MALL**  
**MARTIN'S** Great Clips  
 FINE WINE & GOOD SPIRITS  
**SUBWAY** **Wendy's**  
**Starbucks** **SHERWIN WILLIAMS** **boost mobile** **Dominos**

**WAYNE HEIGHTS MALL**  
**TSC TRACTOR SUPPLY CO.** **ALDI**  
**Hardee's** **Bealls INC.** **M&T Bank**

**ROUZERVILLE COMMONS**  
**Walmart+** **verizon** **RBC**  
**LOWE'S** **Applebee's** GRILL + BAR

**WAYNESBORO AREA SENIOR HIGH SCHOOL**  
**WAYNESBORO AREA MIDDLE SCHOOL**

**SUMMITVIEW ELEMENTARY SCHOOL**

**DQ**  
**AutoZone**  
**DUNKIN'**

**HOOVERVILLE ELEMENTARY**

**WAYNESBORO MARKET PLACE**  
**DOLLAR GENERAL**  
**HARBOR FREIGHT TOOLS** **goodwill**

**KFC**  
**Little Caesars**

# 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

### STAE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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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.

