ROUZERVILLE COMMONS

WAYNESBORO, PA | 17268



BLAKE SHAFFER | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

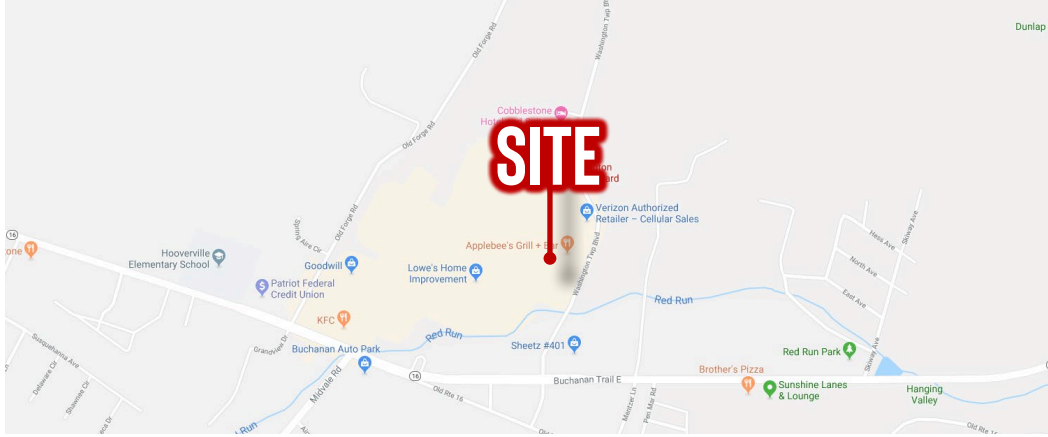
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

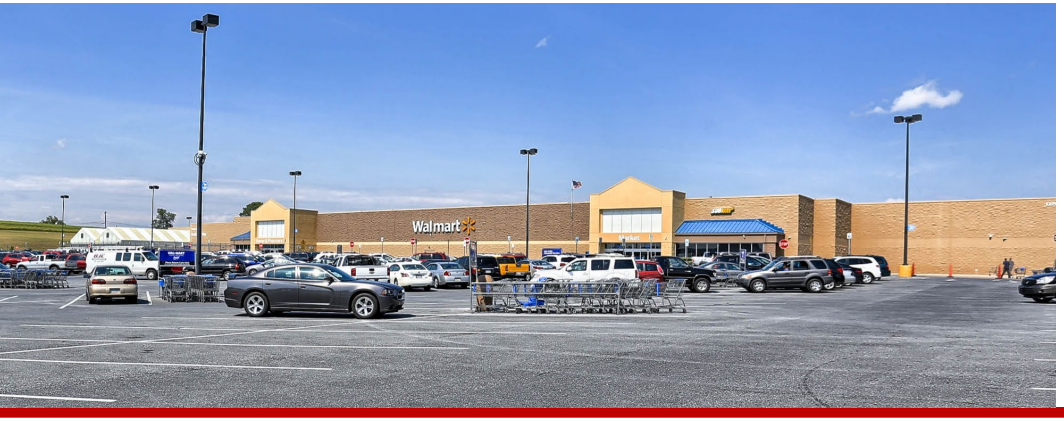
Rouzerville Commons is a 317,434 square foot, Walmart and Lowes shadow anchored, retail shopping center ideally located along Washington Township Boulevard in Waynesboro, Pa. This site presents a great opportunity for any retailer to enter a strong retail market. Along with its ideal location, this opportunity 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.







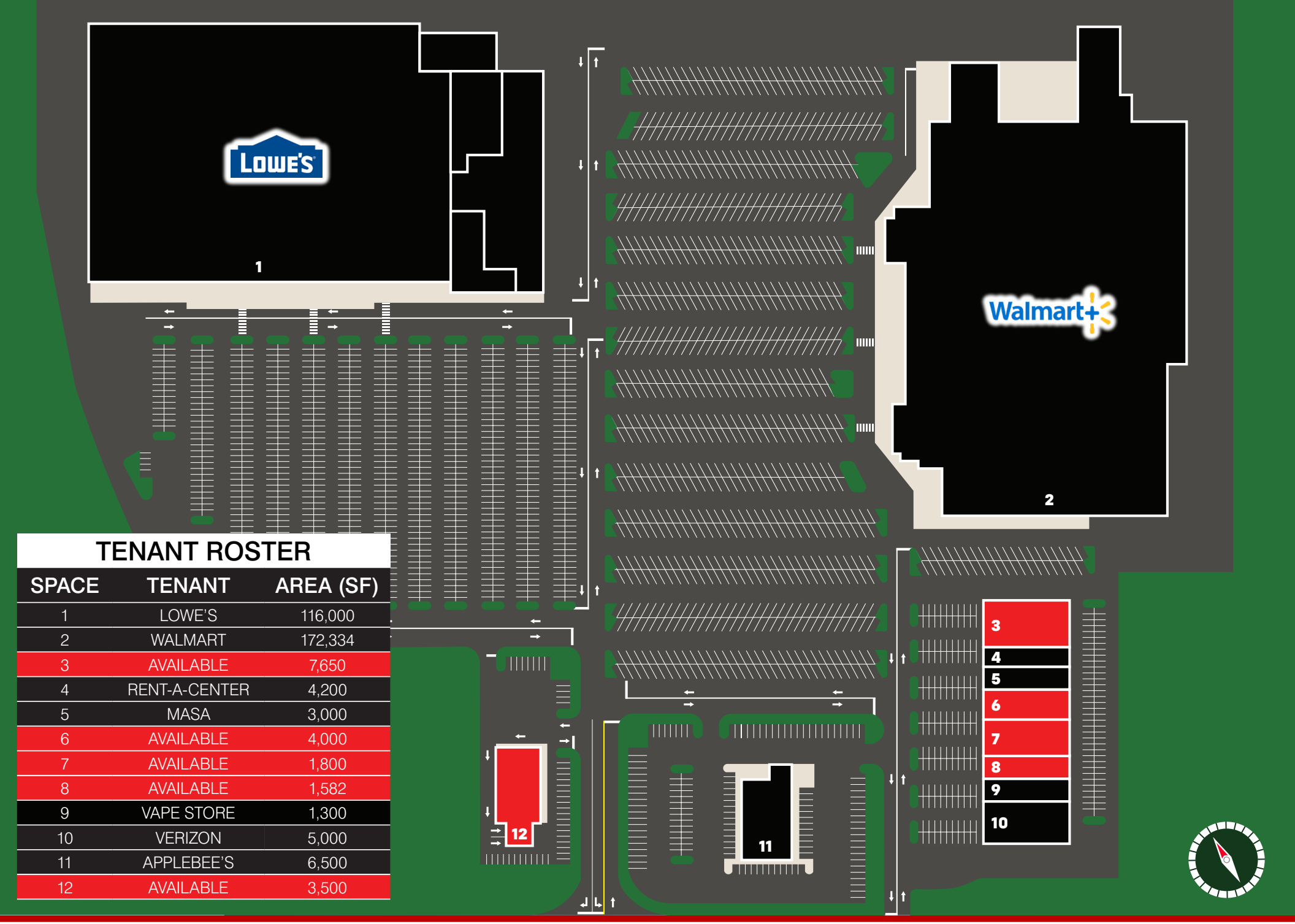
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,011	30,278	41,872
EMPLOYEES	13,820	24,573	33,800
AVERAGE HHI	$69,535	$66,339	$70,362
HOUSEHOLDS	7,003	12,412	16,751

State Route 16 - ±16,000 VPD

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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	AVAILABLE	3,500

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MARKET AERIAL



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STAE COLLEGE 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.

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