

# STONEBRIDGE PLAZA

985 FAR HILLS DRIVE | SHREWSBURY, PA | 17349



**SPACE AVAILABLE FOR LEASE!**

**BW** Blake Shaffer | Justin Willits | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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±1,600 SF  
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## PROPERTY OVERVIEW

Stonebridge Plaza is a 29,600 square-foot neighborhood shopping center in Shrewsbury, PA. The center is anchored by Gold's Gym and surrounded by a strong retail presence from Shrewsbury Commons, Shrewsbury Square Shopping Center, and credited employers such as Johnson Controls, Nexterus, Oakworks, and WellSpan, just to name a few. The center presents a great opportunity for any retail or service user to enter a strong market.

## LOCATION

Stonebridge Plaza is strategically positioned in a strong retail area of Shrewsbury, PA. The center benefits from having close access to I-83, the main interstate leading travelers south towards the Maryland markets or north towards York and Harrisburg. With the high concentration of traffic driven by Gold's Gym, the strong retail presence, and highly travelled interstate, the center is able to pull visitors from multiple market points.

## TRADE AREA

Adding to the stability of the project, Stonebridge Plaza shows a 20-minute drive time demographic of over 88,200 people with household incomes of more than \$99,566 and daytime employment demographics equally as strong with 41,761. The demographics within a 10-mile radius include 92,238 people in 35,227 homes. The areas growth since 2000 has increased over 16.5% with 6,014 new homes.



### POPULATION

3 MILE- 12,353  
5 MILE- 29,509  
7 MILE- 41,486



### EMPLOYEES

3 MILE- 4,154  
5 MILE- 8,173  
7 MILE- 9,622



### AVERAGE HHI

3 MILE- \$129,221  
5 MILE- \$133,277  
7 MILE- \$135,321



### HOUSEHOLDS

3 MILE- 4,939  
5 MILE- 11,567  
7 MILE- 16,051



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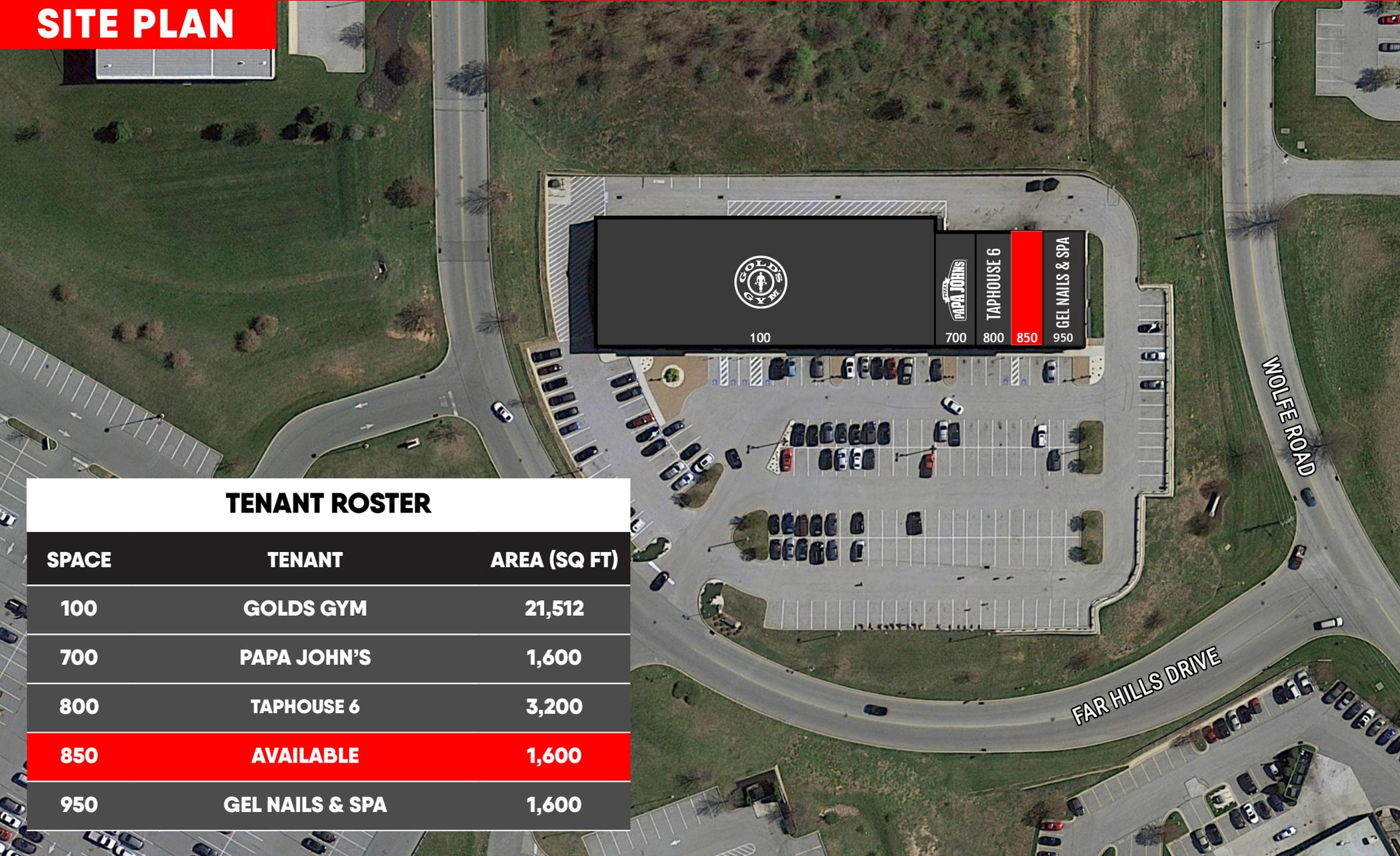
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## SITE PLAN



### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
100	GOLDS GYM	21,512
700	PAPA JOHN'S	1,600
800	TAPHOUSE 6	3,200
850	AVAILABLE	1,600
950	GEL NAILS & SPA	1,600



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## MARKET OVERVIEW



# 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

### 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:



### Blake Shaffer

BShaffer@bennettwilliams.com



### Justin Willits

JWillits@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

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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.

