

STONEBRIDGE PLAZA

985 FAR HILLS DRIVE | SHREWSBURY, PA | 17349



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.



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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717-843-5555
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POPULATION

88,200



EMPLOYEES

71,813



HH INCOME

\$99,566



HOUSEHOLDS

35,221



TRAFFIC COUNTS

I-83
54,000 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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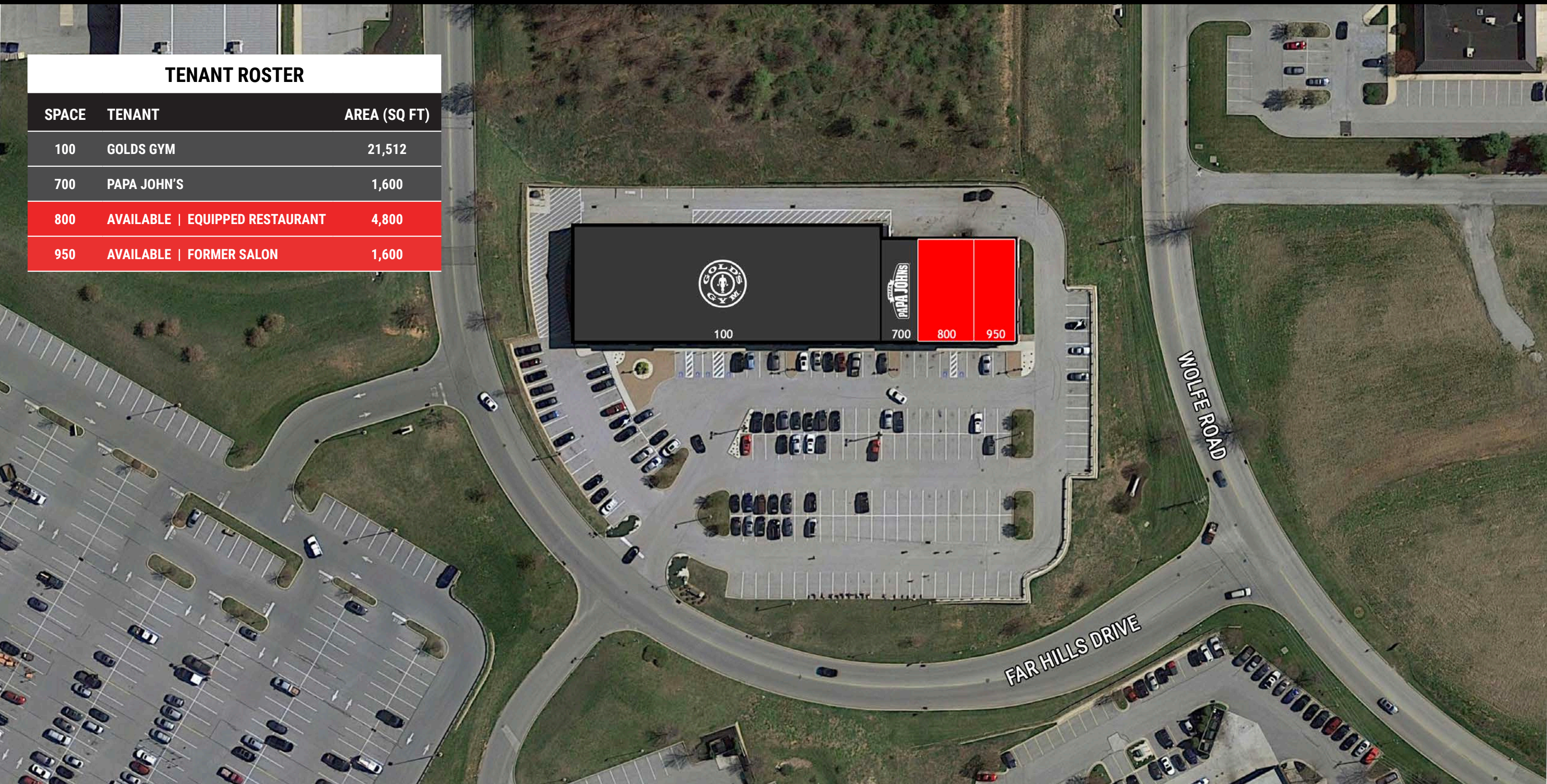
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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
100	GOLDS GYM	21,512
700	PAPA JOHN'S	1,600
800	AVAILABLE EQUIPPED RESTAURANT	4,800
950	AVAILABLE FORMER SALON	1,600



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