

648 - 732 E. Forrest Ave | Shrewsbury, PA 17361

± 2,000 - 16,628 SF Retail Space Available

Available For Lease



Property Overview

This redevelopment is located at the south east quadrant of I-83 and Forrest Ave in Shrewsbury. The interchange was rebuilt in 2021. This project is 4 acres for retail development and an adjacent 4 acres that will include Royal Farms. Cross-easement access exists that will include a right-in turn, and a signalized access on Forrest Ave.

The development is either 1-2 pad sites or a proposed retail building. The retail building will have suites from 2,000 SF up to 16,000 SF. The proposed building has endcaps with the potential to accommodate a drive-through. The proposed plan shows approximately 100 parking spaces. The lease rate of the retail building is \$25/SF NNN. Delivery is expected fourth quarter 2022 / first quarter 2023.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,254	29,289	42,187
TOTAL EMPLOYEES	4,544	8,575	10,258
AVERAGE HHI	\$107,898	\$103,829	\$106,664
TOTAL HOUSEHOLDS	5,177	11,223	15,961

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Location

The project is at one of the busiest interchanges as you enter Pennsylvania from Maryland on Interstate 83. The site has excellent visibility with street frontage on Forrest Avenue and the north bound exit from the Interstate.

Shrewsbury, PA is in York County and located approximately four miles from the Pennsylvania/Maryland border. Shrewsbury has seen residential growth with a majority of the population moving north from the Baltimore area. Home values are more reasonably priced in Pennsylvania as opposed to Maryland, and the school systems have a great reputation. These factors help push the strong residential growth in southern York County.

Across Forrest Ave is Stonebridge Business Park, where major employers include Wellspan and Dentsply, along with retailers Home Depot, Hampton Inn, and Cracker Barrel. This interchange is supported by neighboring towns of Stewartstown, Glen Rock, and New Freedom.



Local Map



TRAFFIC COUNTS:

E Forrest Ave - ±16,000 VPD | I 83 - ±55,000 VPD

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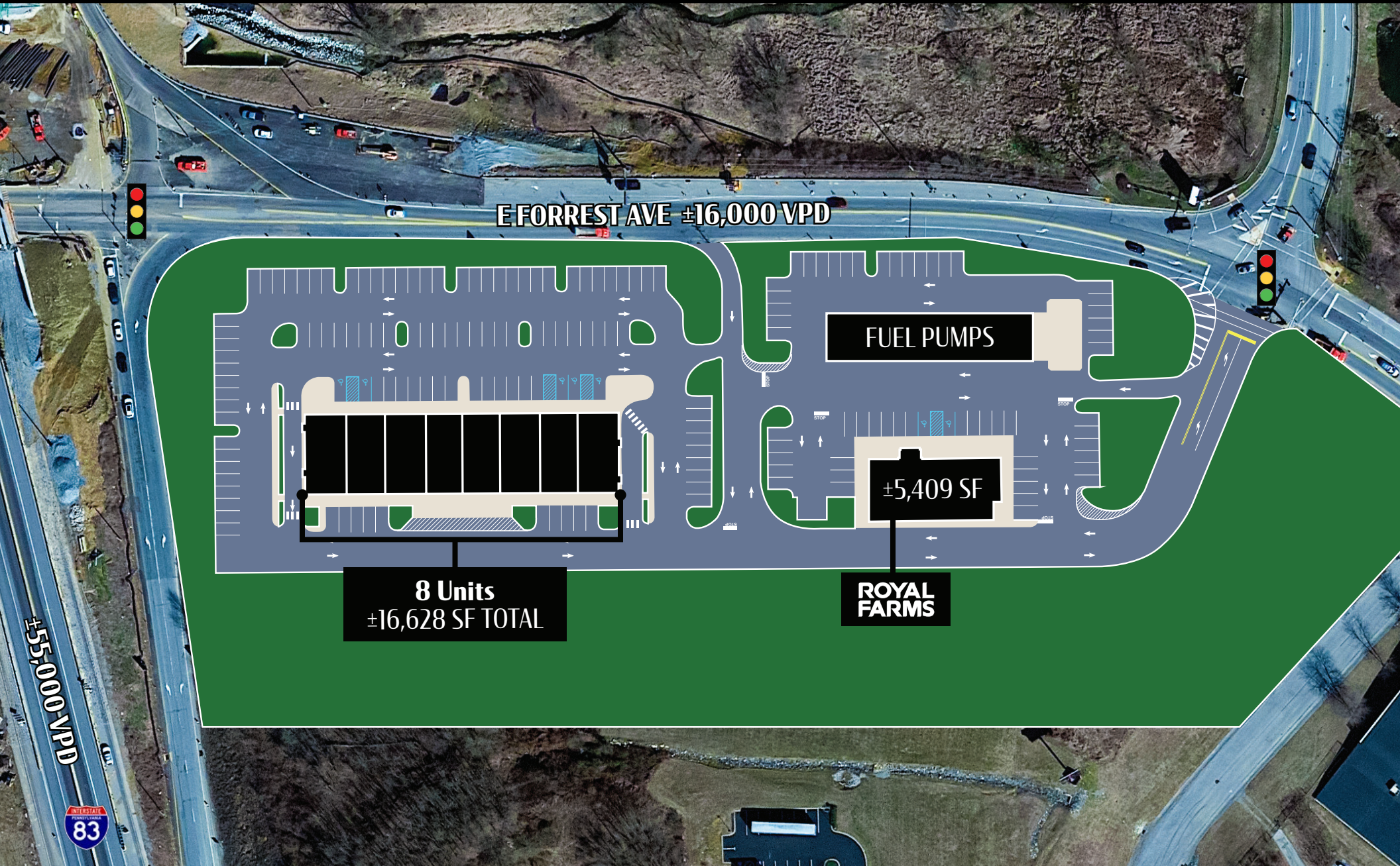
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MARKET AERIAL



Shrewsbury Square SC

GIANT. Santander
hair cuttery. MST MEMBERS

Stonebridge Plaza

GOLD'S GYM **PAPA JOHN'S**

Wendy's **TACO BELL** **KFC** **Chick-fil-c®**

Hampton Inn **WELLSPAN HEALTH** **rocker** **TRACTOR SUPPLY CO**

M&T Bank

BURGER KING **True Value**
 Help Is Just Around The Corner.

SITE

Messina Highlands

Panera BREAD **Great Clips** **MATTRESS Warehouse**
FIVE GUYS **PEOPLES Bank**
 BURGERS and FRIES what's next.

Shrewsbury Commons SC

Walmart **DOLLAR TREE** **Advance Auto Parts**
 FINE WINE & GOOD SPIRITS
GameStop **SHOE DEPT.** **McDonald's**
ANYTIME FITNESS **GNC** LIVE WELL



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