

# 1 N Londonderry Square

Palmyra, PA 17078

For Lease



## Property Overview

**1 North Londonderry Square** is a 8,239 square-foot building ideally located along Route 422 in Palmyra, PA. This site presents a rare opportunity for any retailer to enter a very strong retail market. Along with its ideal location, this opportunity has excellent visibility to the Route 422 (18,000 CPD), as well as exposure due to the strong mix of National Tenants next door. The site has ample parking, easy access, and pylon signage. There is an opportunity for the available space to be divided, as well.



**BLAKE SHAFFER | ASHLEE LEHMAN | ABE KHAN**  
**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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# 1 N Londonderry Square

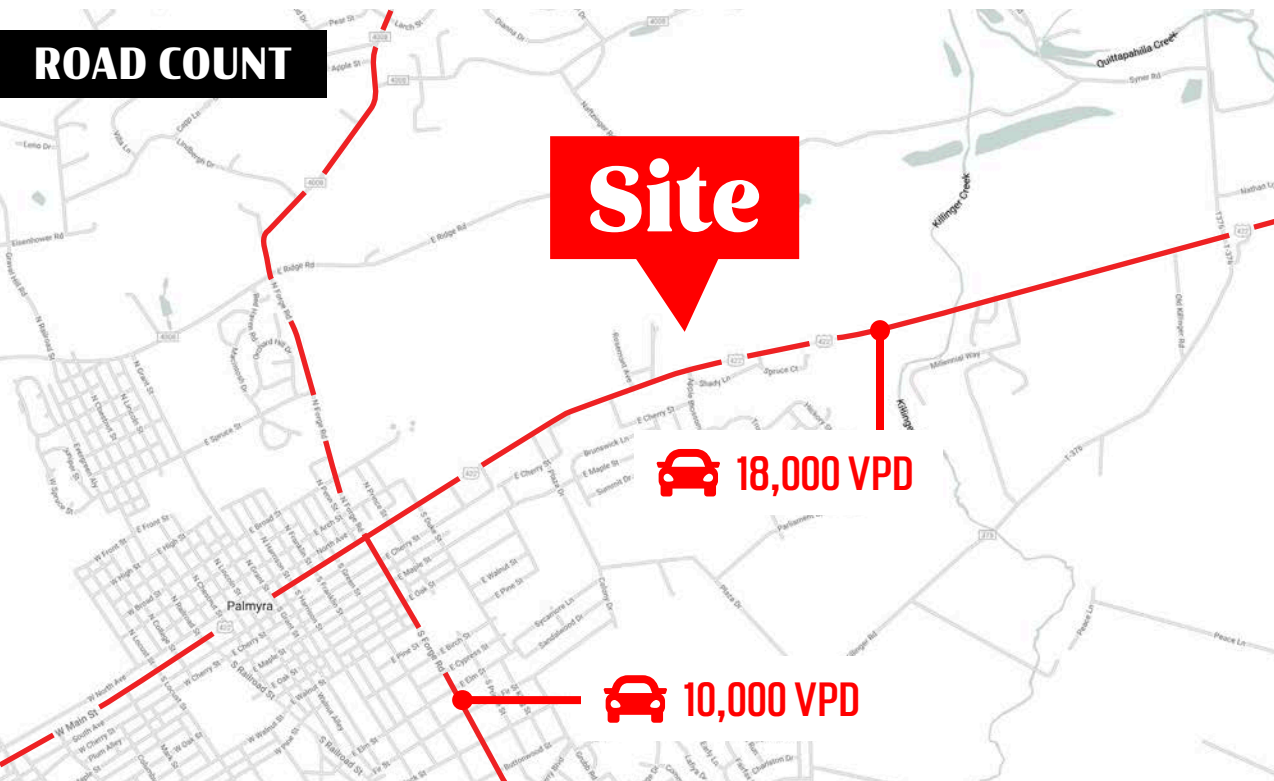
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| DEMOGRAPHICS     | 3 MILE   | 5 MILE   | 7 MILE   |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 23,281   | 40,809   | 75,055   |
| TOTAL EMPLOYEES  | 6,873    | 18,892   | 54,591   |
| AVERAGE HHI      | \$80,835 | \$84,457 | \$88,821 |
| TOTAL HOUSEHOLDS | 9,766    | 15,641   | 29,604   |

**TRAFFIC COUNTS:**

**Route 422** - ±18,000 VPD | **S Forge Road** - ±10,000 VPD



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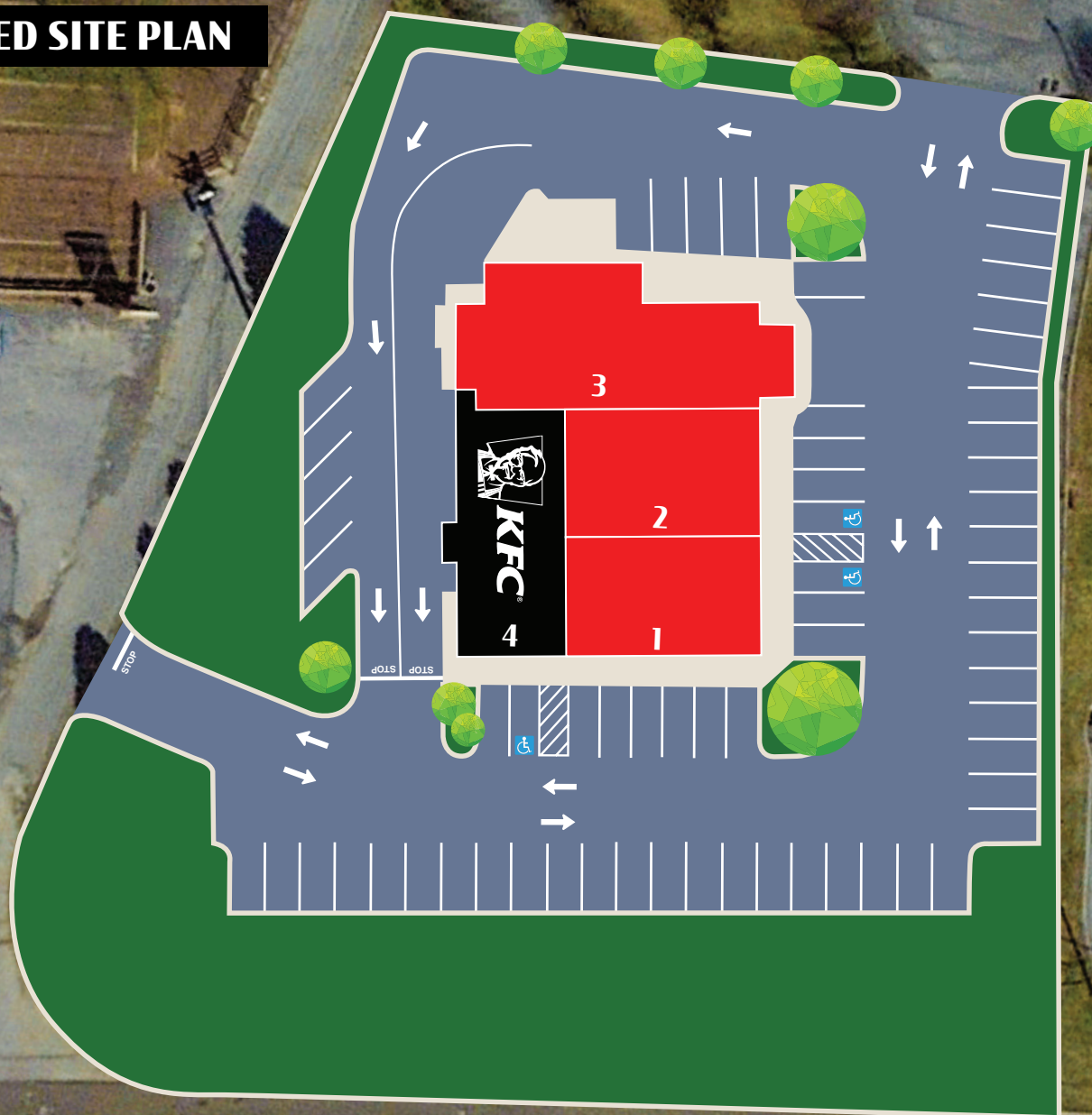


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## PROPOSED SITE PLAN



| SUITE | TENANT    | SF    |
|-------|-----------|-------|
| 1     | AVAILABLE | 1,748 |
| 2     | AVAILABLE | 1,924 |
| 3     | AVAILABLE | 2,455 |
| 4     | KFC       | 2,112 |

**E Main St - ±18,000 VPD**



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## MARKET AERIAL



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