

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 VPD), 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.

Subrounding Retailers

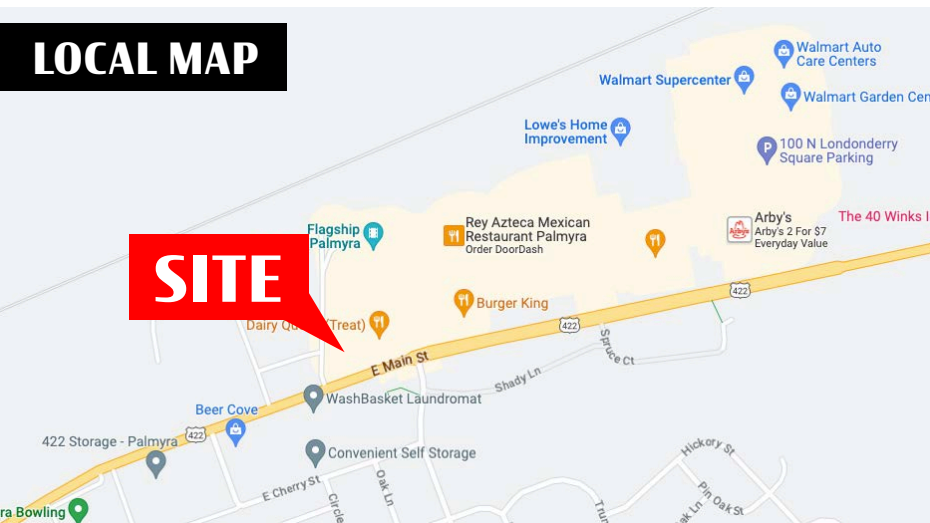


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LOCAL MAP



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

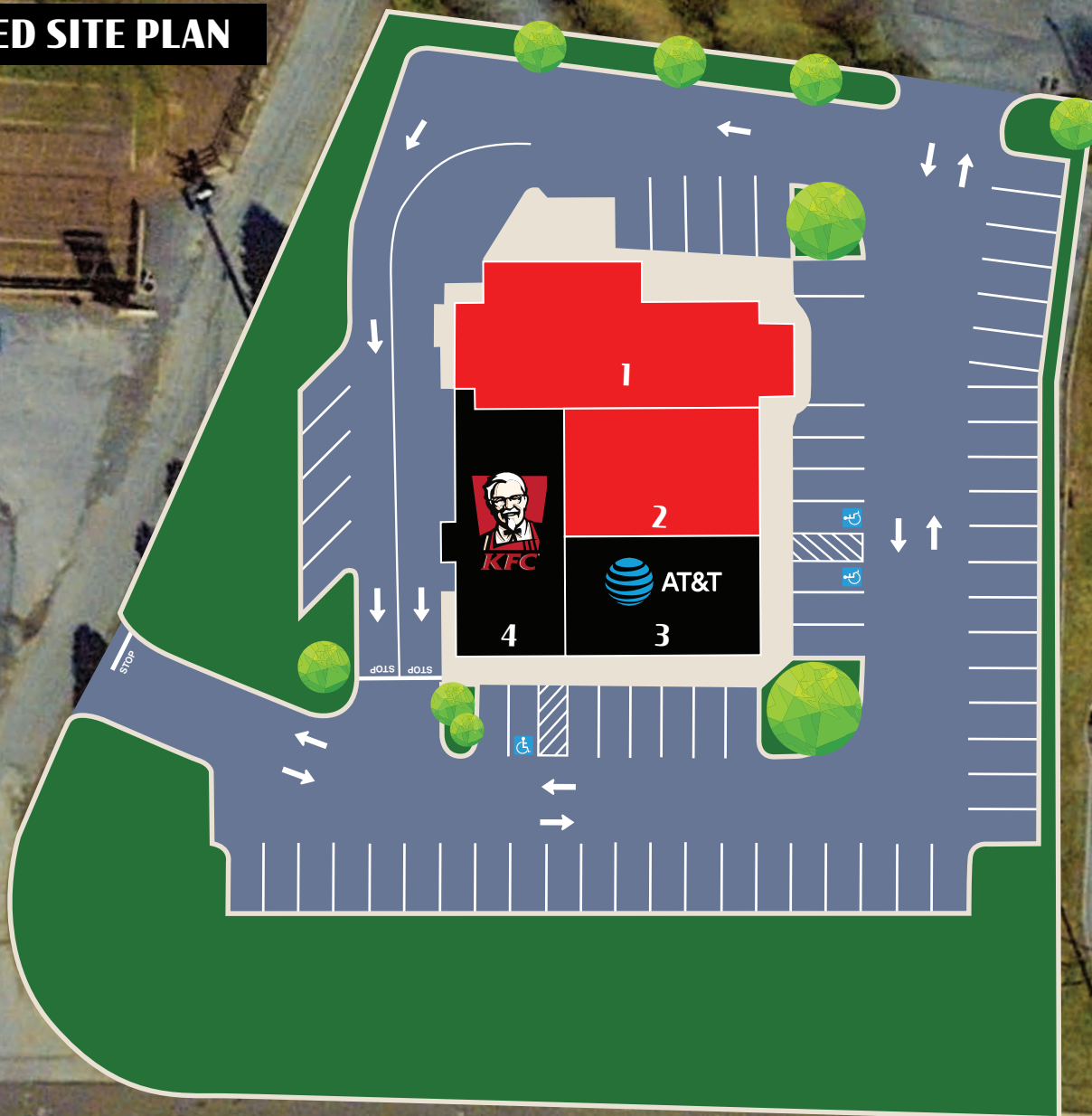


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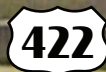
PROPOSED SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	2,455
2	AVAILABLE	1,924
3	AT&T	1,748
4	KFC	2,112



E Main St - ±18,000 VPD



Blake Shaffer | Ashlee Lehman | Abe Khan | Brad Rohrbaugh | Chad Stine
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MARKET AERIAL



North Londonderry Square

GROCERYOUTLET
Bargain Market

DOLLAR GENERAL

SHERWIN WILLIAMS

New York FITNESS CLUBS

FLAGSHIP CINEMAS
Premium

FRESENIUS MEDICAL CARE

LOWE'S

Walmart

Palmyra Shopping Center

weis

Goodwill

McDonald's

FINE WINE & GOOD SPIRITS

Great Clips
IT'S GONNA BE GREAT

SALLY BEAUTY

SUBWAY

OneMain Financial

Davita

Sprint

H&R BLOCK

Site

AutoZone

verizon

Pizza Hut

Arby's

DUNKIN'

TEXAS

DQ

BURGER KING

First National Bank

Fulton Bank

Wendy's

SHEETZ

CVS pharmacy

JW

RITE AID

Rita's

WELLS FARGO

MEMBERS 1st
FEDERAL CREDIT UNION

Advance Auto Parts

CHEVROLET

MAV'S DISCOUNT TIRE

Northside Elementary School

Palmyra Area Middle School

422

422

18,000 VPD



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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