

IMAGINATION STATION #2

87 E FOREST AVE • SHREWSBURY, PA • 17361



±7,056 SF AVAILABLE | FOR SALE



MICHAEL SHEAFFER

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Successful “All Inclusive” daycare & early development operation available for sale. Includes business, name, real estate, and vehicle & bus. Imagination Station, serving Southern York County, has built a strong reputation as a premier early childcare & educational development center. Licensed for 113 children, this opportunity includes enrollment of ±85 children with room for growth. Rapidly growing demographics with terrific upside potential.



E FOREST AVE: ±12,000 VPD
S MAIN ST: ± 8,000 VPD
I-83: ±40,000 VPD



DEMOGRAPHICS



POPULATION
5 MILE- 27,027
7 MILE- 42,485
10 MILE- 91,036



EMPLOYEES
5 MILE- 8,057
7 MILE- 10,060
10 MILE-22,097



AVERAGE HHI
5 MILE- \$124,773
7 MILE- \$130,229
10 MILE- \$125,030



HOUSEHOLDS
5 MILE- 10,821
7 MILE- 16,682
10 MILE- 35,662

MARKET OVERVIEW

● DAYCARES

GIANT
Chick-fil-A
Starbucks
THE HOME DEPOT
BURGER KING
WELLS FARGO HEALTH
Wendy's
IMAGINATION STATION 1
M&T Bank
ORRSTOWN BANK
SHREWSBURY ELEMENTARY SCHOOL
SHREWSBURY LEARNING CENTER
CVS pharmacy
KEYSTONE KIDS EARLY LEARNING
Rutter's
83
Wagon Wars Memorial Hwy
Deer Creek

SHREWSBURY COMMONS

Walmart **SUBWAY** **verizon**
MR.TIRE FINE WINE & GOOD SPIRITS holiday hair
PET SUPPLIES PLUS **tropical CAFE** **Jersey Mike's** **TACO BELL**
GNC **ANYTIME FITNESS** **DOLLAR TREE**
McDonald's **Arbys** **Fulton Bank** **GameStop** **BERKSHIRE HATHAWAY**
SHOE DEPT. **Advance Auto Parts** **The UPS Store**

MARKET SQUARE

goodwill **RITE AID** **DUNKIN'**

Bennett Williams

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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

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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.

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