

# IMAGINATION STATION #1

2 & 6 PARK ST • SHREWSBURY, PA • 17361



±6,720 SF AVAILABLE | FOR SALE



**MICHAEL SHEAFFER**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# PROPERTY OVERVIEW

## Imagination Station #1 Childcare & Early Education

development licensed for 120 children. Super Opportunity to grow a needed daycare in the Shrewsbury market or get creative with using this unique property for any use subject to zoning approval. Two buildings on site (church & annex) with ±24 parking spaces.



**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



### AVERAGE HHI

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



### EMPLOYEES

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



### 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**  
**Wendy's**  
**IMAGINATION STATION TOO**  
**SITE**

**TSC TRACTOR SUPPLY CO.**  
**HARBOR FREIGHT TOOLS**

**CHRIST LUTHERAN PRE-SCHOOL**

**M&T Bank**  
**ORRSTOWN BANK**

**SHREWSBURY ELEMENTARY SCHOOL**

**SHREWSBURY LEARNING CENTER**

**CVS pharmacy**

**KEYSTONE KIDS EARLY LEARNING**

**MARKET SQUARE**

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

**Rutter's**

**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**

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### 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

## LISTING AGENTS:



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## CONTACT US

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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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