

# 550 S MAIN ST

SHREWSBURY, PA | 17361

±6,000 VPD

±9,000 VPD

## NEARBY RETAIL:



±500 SF RETAIL/OFFICE SPACE

# FOR LEASE



BLAKE SHAFFER | CALE BRUSO | SHAYAN TABATABAI | BRAD ROHRBAUGH | CHAD STINE  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

**550 S Main Street** is a commercial property located off one of Shrewsbury's main retail corridors. Is ideally positioned in the midst of the surrounding residential population and across the street from Market Square, which is home to numerous retail groups. There is 500 square feet available for lease. Benefits of the site include ample parking, great exposure, and being located at a fully signalized intersection. Rent is \$1,000 a month modified gross. Tenant is responsible for property insurance (about \$200 a month) and prorata share of utilities.

**MARKET SQUARE**  
1M ANNUAL VISITS

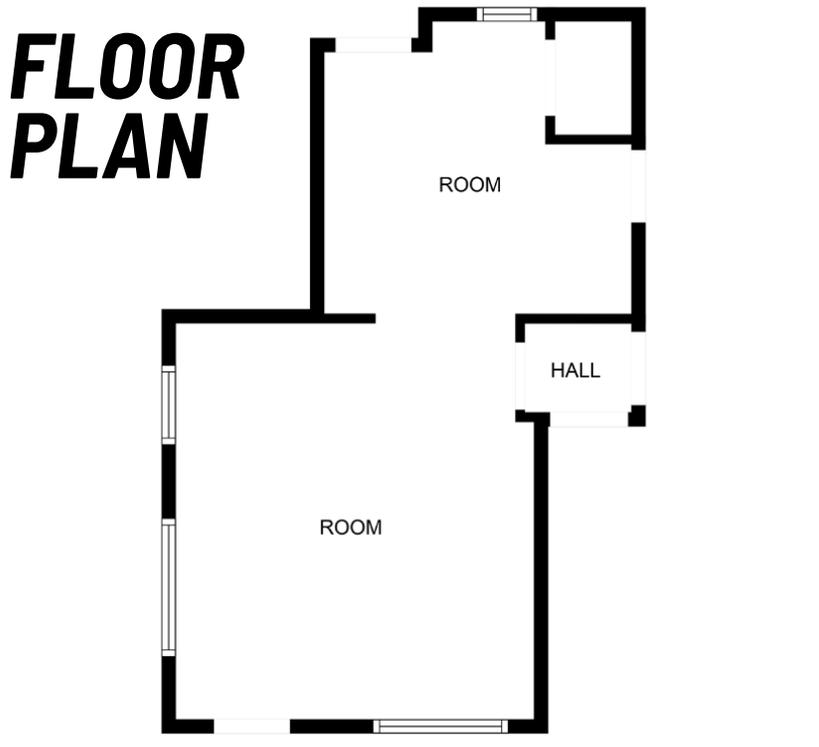
**SITE**

**DUNKIN'**  
32.6K ANNUAL VISITS

**CVS pharmacy**  
300.4K ANNUAL VISITS

**SUBWAY**  
17.9K ANNUAL VISITS

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	15,044	27,956	40,454
TOTAL EMPLOYEES	5,003	7,864	10,005
AVERAGE HHI	\$126,970	\$126,030	\$134,212
TOTAL HOUSEHOLDS	6,002	11,193	15,897



# MARKET AERIAL



**SHREWSBURY SQUARE**

GIANT. verizon. Chick-fil-A

HAIR CUTTERY. M<sup>ST</sup> MEMBERS 1<sup>ST</sup>

Santander. sweetFrog premium frozen yogurt

**STONEBRIDGE PLAZA**

GOLD'S GYM. PAPA JOHN'S

**MESSINA HIGHLANDS**

FIVE GUYS. BURGERS and FRIES

Panera BREAD. at&t. POWER TRAIN

Great Clips. MATTRESS Warehouse. WELLSPAN HEALTH

**SHREWSBURY COMMONS** Walmart

DOLLAR TREE. Advance Auto Parts. McDonald's

ANYTIME FITNESS. FINE WINE & GOOD SPIRITS. Arby's. GameStop

**MARKET SQUARE**

goodwill. DUNKIN'. Rutter's Why Go Anywhere Else?

**SITE**

SUBWAY. CVS pharmacy



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ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

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# 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:



### BLAKE SHAFFER

bshaffer@bennettwilliams.com



### CALE BRUSO

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### SHAYAN TABATABAI

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### CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

