

WINDSOR PARK SHOPPING CENTER

5202 SIMPSON FERRY RD | MECHANICSBURG, PA | 17050



GROCERY
OUTLET
bargain market

NEARBY RETAILERS
GIANT weis

**±1,207-11,707 SF
PADS FOR LEASE**

PROPERTY OVERVIEW

Windsor Park Shopping Center is a 109,985 square-foot neighborhood shopping center located in Mechanicsburg, Pennsylvania, along Simpson Ferry Road. Positioned on 12.83 acres, the property offers strong visibility and convenient access with multiple ingress/egress points and proximity to Route 15, Route 581, and the Carlisle Pike retail corridor. The center is anchored by Grocery Outlet and features a mix of national, regional, and local tenants serving the surrounding residential and business communities, including nearby Rossmoyne Business Park.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|-----------|-----------|
| POPULATION | 68,709 | 136,357 | 216,672 |
| TOTAL EMPLOYEES | 41,373 | 70,769 | 121,153 |
| AVERAGE HHI | \$127,976 | \$131,710 | \$118,523 |
| TOTAL HOUSEHOLDS | 27,678 | 53,827 | 88,312 |



| SPACE | TENANT | SF | SPACE | TENANT | SF | SPACE | TENANT | SF | SPACE | TENANT | SF |
|---------|--------------------------|-------|---------|---------------------------|-------|-------|------------------------|-------|-------|------------------------|--------|
| 100 | Select Physical Therapy | 2,230 | 5210 | US Armed Forces | 5,676 | 5238 | Neato Burrito | 1,800 | 5258B | H&R Block | 2,096 |
| 101-102 | Benny's Pet Depot | 3,293 | 5214 | P30 Bubble Tea & Sandwich | 1,169 | 5240 | Reverence Dance Studio | 1,200 | 5258C | Sherwin-Williams | 3,440 |
| 104 | Casa Market Int'l Grocer | 2,937 | 5216-20 | Next Shot Golf | 4,151 | 5242 | Fitness 4 Focus | 1,239 | 5260 | Platinum Fitness | 11,877 |
| 106-107 | Zaiqua Kabab & Grill | 2,400 | 5222 | Next Shot Golf | 1,199 | 5244 | AVAILABLE | 1,207 | 5262 | Reverence Dance Studio | 1,234 |
| 108 | Rise Dispensary | 4,800 | 5224 | CBD American Shaman | 1,200 | 5246 | Postal Connections | 1,208 | 5264 | Eagle Martial Arts | 2,446 |
| 111 | Axcess Staffing | 1,213 | 5226 | Pizza Town USA | 1,800 | 5248 | US Air Force | 911 | 5270 | AVAILABLE | 11,707 |
| 112 | Twee Thai Kitchen | 1,200 | 5230 | Great Clips | 1,200 | 5250 | Saikou | 900 | 5280 | Grocery Outlet | 20,789 |
| 113 | Beauty Nails | 1,200 | 5232 | Boost Mobile | 1,000 | 5252 | Ressler's Bagels | 2,400 | 5284 | Miracle Ear | 1,230 |
| 5204 | Royal Chocolate | 1,200 | 5234 | Midstate Distillery | 1,400 | 5256 | State Farm | 975 | PAD 1 | PROPOSED PAD | -- |
| 5206 | Casa Mariachi | 1,800 | 5236 | Smokers Express | 1,200 | 5258 | Juice & Java | 1,427 | PAD 2 | PROPOSED PAD | -- |

MARKET AERIAL



WINDSOR PARK SC
GROCERY OUTLET
bargain market
boostmobile
SHERWIN WILLIAMS
Great Clips
H&R BLOCK

WESLEY PLAZA
McDonald's
Uni-Mart

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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.

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.

