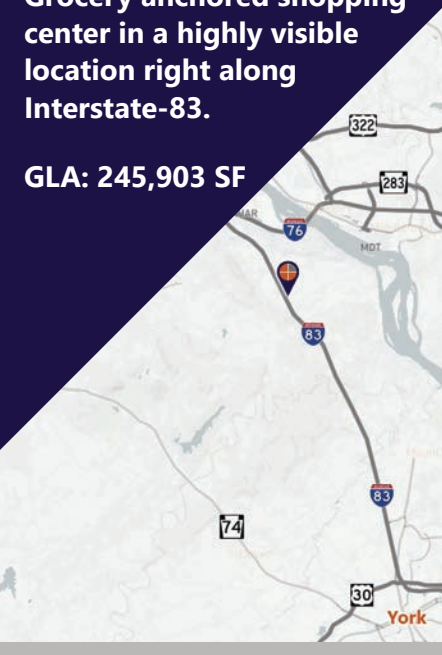


## FOR LEASE

Grocery anchored shopping center in a highly visible location right along Interstate-83.

GLA: 245,903 SF



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**VASTGOOD  
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Representative

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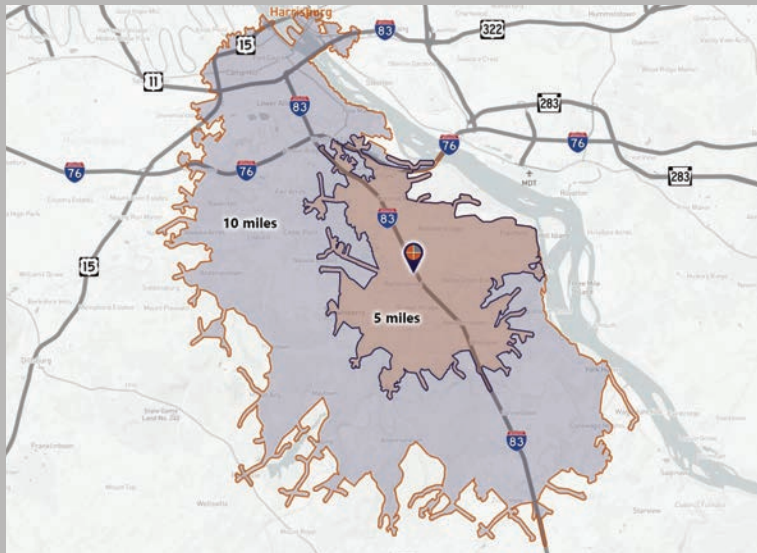


# NEWBERRY COMMONS SHOPPING CENTER

## DEMOGRAPHICS

Variable	Newberry Commons Newberry Commons Drive Etters, PA 17319	
	5 miles	10 miles
Total Population	20,340	100,852
Population Density (Pop per Sq. Mile)	670.6	834.1
Total Daytime Population	15,489	132,031
Total Households	7,931	41,149
Per Capita Income	\$41,872	\$39,985
Average Household Income	\$106,471	\$97,514
Average Disposable Income	\$82,848	\$75,266
Aggregate Disposable Income	\$657,068,766	\$3,096,813,690
Total (SIC01-99) Businesses	483	4,737
Total (SIC01-99) Employees	4,790	97,679
Total (SIC01-99) Sales (\$000)	\$702,632	\$11,989,098
Annual Budget Expenditures	\$716,581,111	\$3,433,432,909
Retail Goods	\$217,607,256	\$1,032,253,120

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Join this highly visible shopping center along Interstate-83 anchored by a 40,000 SF Karn's Food Store, the only full-service grocer serving the trade area (5 mile radius). The shopping center recently underwent redevelopment which included a new facade, parking lot lighting and resurfacing, and more. Featuring a mix of national and local tenants such as Planet Fitness, McDonald's, The UPS Store, Subway, H&R Block, and Valley Green Beverage.

This center is an ideal opportunity for food users, medical, health/wellness, and service oriented businesses.

Property is professionally managed.

## PROPERTY DETAILS

- Gross Leaseable Area:..... 245,903 SF
  - Lease Rate:.....Negotiable
  - Lease Terms:.....Negotiable
  - Available:..... Various
  - Zoning:..... Regional Commercial/Office
  - Parking:.....On-Site, Paved, Shared
- Spaces Available Now:
- Suite 160:..... 2,385 SF
  - Suite 200:..... 102,024 SF
  - Suite 210:..... 4,400 SF
  - Suite 30:..... 11,531 SF
  - Pad Site 1:..... 3,200 SF

## TRAFFIC COUNTS

- Interstate-83:.....50,100 VPD
- Old Trail Road:..... 7,186 VPD



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# NEWBERRY COMMONS - SITE PLAN

## Tenants & Availabilities

Code	Suite #	Tenant	Sq. Ft.
A	10	Karn's Food Store	38,485
B	20	Valley Green Beverage	9,490
<b>C</b>	<b>30</b>	<b>AVAILABLE</b>	<b>11,531</b>
D & E	40	Munchkin Meadows Preschool	6,015
F	60	Rite Aid Corp. Offices	18,162
G	70	Red Land Community Library	6,780
H	80	Select Physical Therapy	2,762
I	90	Subway	1,710
J	100	Top Nails	1,881
K	110	Munchkin Meadows Preschool	10,012
L	120	The UPS Store	1,199
M	130	Freedom Cigars & Tobacco	1,589
N	140	H&R Block	2,410
<b>O</b>	<b>160</b>	<b>LEASE PENDING</b>	<b>2,385</b>
P	170	New China Buffet	2,828
Q	180	USA & I Pizza	1,531
<b>R</b>	<b>210</b>	<b>AVAILABLE</b>	<b>4,400</b>
<b>S</b>	<b>200</b>	<b>AVAILABLE</b>	<b>102,024</b>
T	310	Classic Dry Cleaners	3,600
U	320	Couch Potato Carpet & Flooring	2,730
<b>Pad Site 1</b>		<b>LEASE PENDING</b>	<b>3,200</b>
Pad Site 2		Planet Fitness	17,800
Pad Site 3		Maple Donuts	2,450



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# ESTABLISHED REGIONAL COMPETITION MAP



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# AERIAL PHOTOS & BUILDING PHOTOS



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