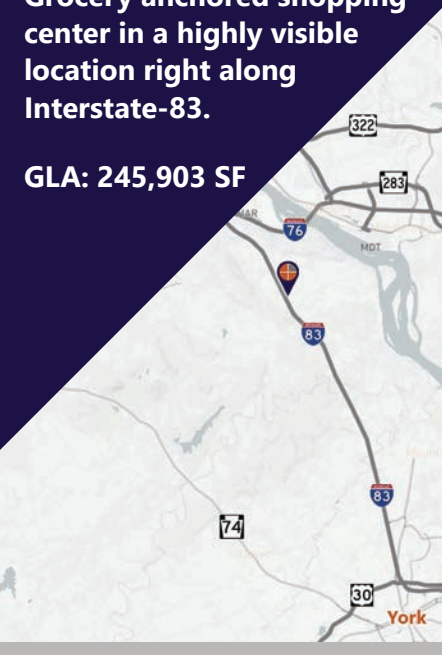


## FOR LEASE

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

GLA: 245,903 SF



**Ben Chiaro, CCIM**  
Cell: 717.683.3316  
ben@truecommercial.com

**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

**Steve Clipman**  
Cell: 717.682.8492  
steve@truecommercial.com

**Gordon Kauffman**  
Cell: 717.880.7301  
gordon@truecommercial.com

**VASTGOOD  
PROPERTIES, LLC**  
Manager & Owner's  
Representative

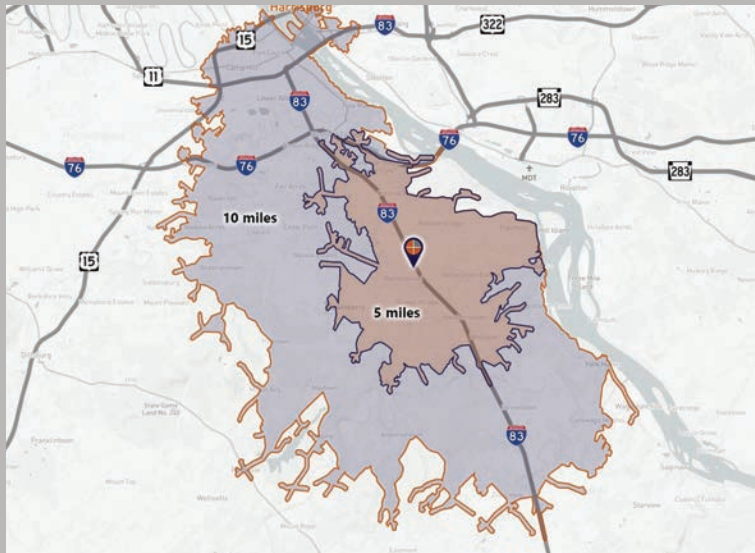
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# NEWBERRY COMMONS SHOPPING CENTER

## DEMOGRAPHICS

Variable	Newberry Commons Newberry Commons Drive Etters, PA 17319	
	5 miles	10 miles
Total Population	18,921	88,560
Population Density (Pop per Sq. Mile)	666.3	784.4
Total Daytime Population	12,918	120,952
Total Households	7,288	35,687
Per Capita Income	\$35,060	\$33,611
Average Household Income	\$90,756	\$82,807
Average Disposable Income	\$70,414	\$64,139
Aggregate Disposable Income	\$513,176,289	\$2,288,734,411
Total (SIC01-99) Businesses	431	4,206
Total (SIC01-99) Employees	4,298	85,053
Total (SIC01-99) Sales (\$)	\$707,659	\$10,726,944
Annual Budget Expenditures	\$562,119,718	\$2,531,773,924
Retail Goods	\$167,899,162	\$750,257,878

## 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.

Additionally, Rite Aid Corporate Offices are located on-site and are home to about 600 office employees creating a captive audience of customers at the shopping center.

Property is professionally managed.

## PROPERTY DETAILS

- Gross Leaseable Area:..... 245,903 SF
  - Lease Rate/Terms: .....Negotiable
  - Available: .....Immediately
  - Zoning: .....Regional Commercial/Office
  - Parking:.....On-Site, Paved, Shared
- Spaces Available
- Suite 130:..... 1,589 SF
  - Suite 160:..... 2,385 SF
- Space Available May 1, 2021

## TRAFFIC COUNTS

- Interstate-83:.....55,977 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
C	30	Shentel	11,531
D & E	40	Rite Aid Corp. Offices	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
<b>M</b>	<b>130</b>	<b>AVAILABLE</b>	<b>1,589</b>
N	140	H&R Block	2,410
<b>O</b>	<b>160</b>	<b>AVAILABLE</b>	<b>2,385</b>
P	170	New China Buffet	2,828
Q	180	USA & I Pizza	1,531
R	210	Rite Aid Corp. Offices	4,400
S	200	Rite Aid Corp. Offices	102,024
T	310	Classic Dry Cleaners	3,600
U	320	Couch Potato Carpet & Flooring	2,730
Pad Site 1		Santander Bank	3,200
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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