

NORTH LONDONDERRY SQUARE

2 North Londonderry Square | Palmyra, PA | 17078

FOR LEASE

± 1,200 SF - 3 AC AVAILABLE | FOR LEASE



PROJECT

North Londonderry Square is a 177,804 square foot, Walmart and Lowes shadow anchored, retail shopping center ideally located along Route 22 in Palmyra, Pa. This site presents a rare opportunity for any retailer to enter a very strong retail market. Along with its ideal location, this opportunity has excellent visibility to the Route 422 (18,000 CPD), as well as billboard-esque pylon signage. The site also benefits from having three access points, all of which are signalized, providing customers adequate ingress/egress points. With the center's traffic generating mix of national retailers including Walmart, Lowes, and Flagship Cinemas, this opportunity is perfect for any retailer.

LOCATION

The strategically positioned, North Londonderry Square is in the ever-growing market of Palmyra, Pa. The shopping center is situated within close proximity to high density residential housing, and a short drive to major roadway, Route 322. Consumers can travel to nearby Harrisburg within 15 minutes, as well as Hershey Park being only a 10 minute drive away. The Route 422 corridor offers traffic generating retail including Walmart, Lowes, Weis Markets, Wine & Spirits, Texas Roadhouse, and many others.

TRADE AREA

Adding to the stability of this opportunity, North Londonderry Square shows a 20-minute drive time demographic of over 233,292 people with household income more than \$80,483 and daytime employment demographics equally as strong with 139,630. The demographics within a 10-mile radius include 162,227 people in 64,972 homes, a labor force of 99,343 with an average household income of \$82,037. The areas growth has increased over 15.3% since 2000 with over 9,963 new homes.

POPULATION		3 MILES - 23,281	EMPLOYEES		3 MILES - 6,873
		5 MILES - 40,809			5 MILES - 18,892
		7 MILES - 75,055			7 MILES - 54,591
AVERAGE HH		3 MILES - \$80,835	HOUSEHOLDS		3 MILES - 9,766
		5 MILES - \$84,457			5 MILES - 15,641
		7 MILES - \$88,821			7 MILES - 29,604

TRAFFIC COUNTS: ROUTE 422 - 18,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BLAKE SHAFFER | GARY RUSSELL | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
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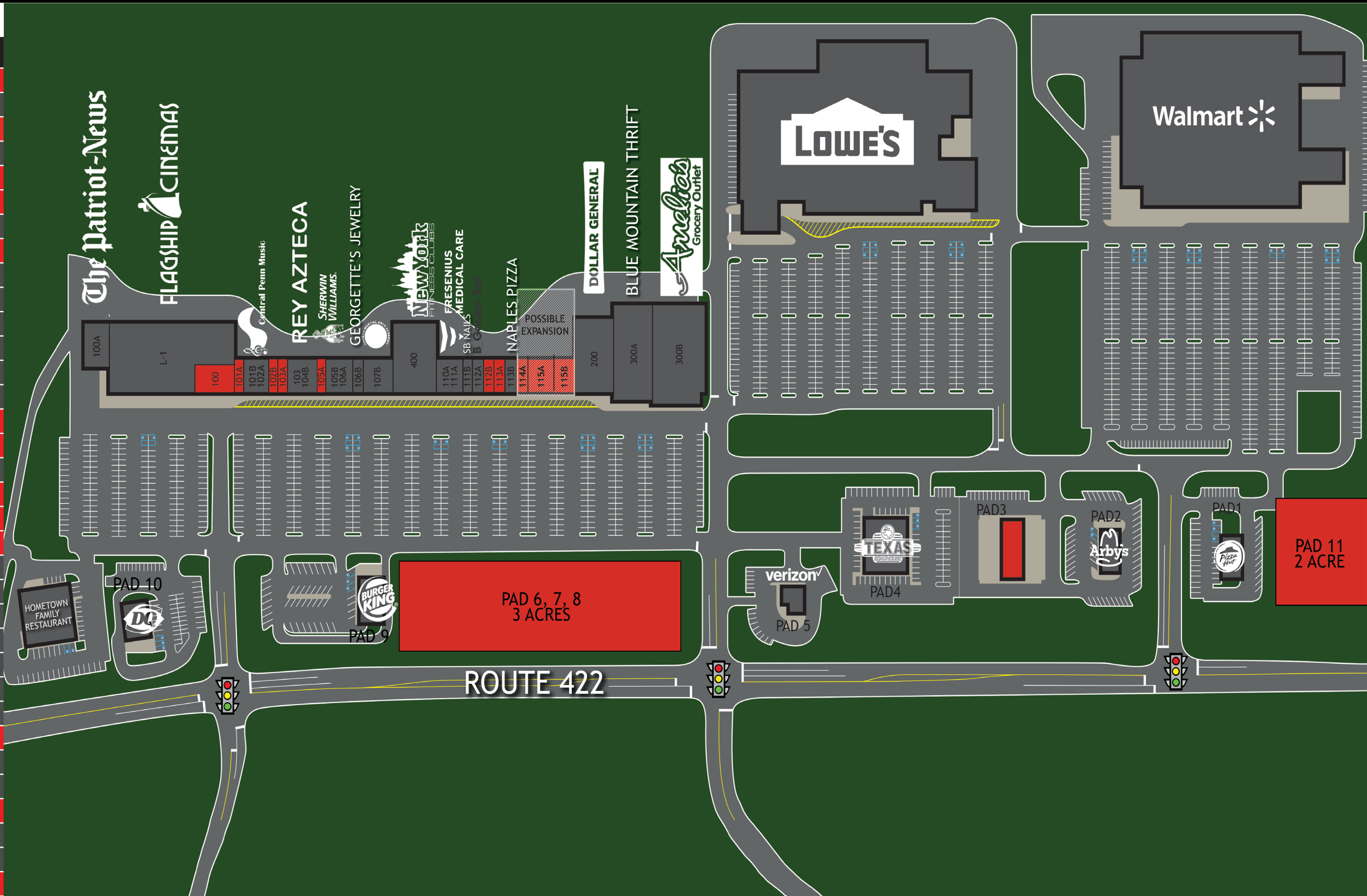
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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
100	AVAILABLE	6,165
100A	THE PATRIOT NEWS	6,000
101A	AVAILABLE	2,000
101B & 102A	CENTRAL PENN MUSIC	4,000
102B	AVAILABLE	2,000
103A	AVAILABLE	2,000
103B & 104B	REY AZTECA	6,000
105A	AVAILABLE	2,000
105B & 106A	SHERWIN WILLIAMS CO.	4,000
106B	GEORGETTE'S JEWELRY	1,500
107B	CHOSEN MARTIAL ARTS	4,000
110A & 111A	FRESENIUS MEDICAL CARE	6,650
111B	SB NAILS	1,350
112A	B-GOLDEN TANS	2,000
112B	AVAILABLE	2,000
113A	AVAILABLE	2,000
113B	NAPELS PIZZA	2,000
114A	AVAILABLE	1,200
115A	AVAILABLE	4,000
115B	AVAILABLE	2,800
200	DOLLAR GENERAL	11,000
300A	BLUE MOUNTAIN THRIFT	18,000
300B	GROCERY OUTLET	18,000
400	MY FITNESS CLUB	15,000
L-1	PALMYRA FLAGSHIP	38,835
PAD 1	PIZZA HUT	3,321
PAD 2	ARBY'S	3,105
PAD 3	AVAILABLE (SONIC)	1,728
PAD 4	TEXAS ROADHOUSE	5,150
PAD 5	VERIZON WIRELESS	
PAD 6,7,8	AVAILABLE	3 AC
PAD 9	BURGER KING	
PAD 10	DAIRY QUEEN	
PAD 11	AVAILABLE	2 AC



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