

FOR LEASE

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

GLA: 245,903 SF



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JOIN



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

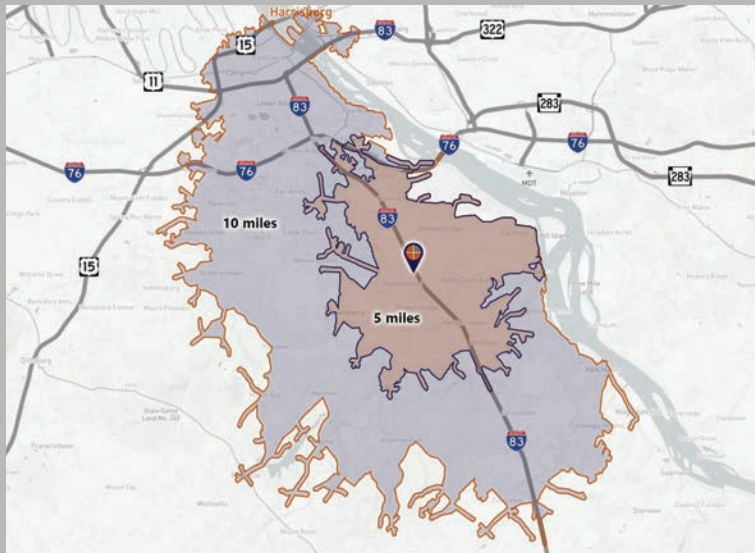
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NEWBERRY COMMONS SHOPPING CENTER

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 prominent shopping center situated along Interstate-83 and anchored by a 40,000 SF Karn's Food Store, the exclusive full-service grocer serving the trade area within a 5-mile radius. A redevelopment of the center included enhancements such as a new facade, improved parking lot lighting and resurfacing, and more. It boasts a diverse mix of both national and local tenants, including Planet Fitness, The UPS Store, Subway, H&R Block, Munchkin Meadows Preschool and Valley Green Beverage.

The new WellSpan Newberry Hospital will soon be a part of the shopping center. This facility is set to offer 24/7 hospital services to the residents of northern York County. It will house an emergency department as well as 10 inpatient beds within a smaller, more accessible footprint. In addition to inpatient and emergency care, WellSpan Newberry Hospital will offer diagnostic capabilities including ultrasound, computed tomography (CT), X-ray, and laboratory services. It is projected to open in late 2025.

This center presents an ideal opportunity for businesses in the food industry, medical, health/wellness, and service-oriented sectors.

The 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

- Suite 200:..... 102,024 SF
- Suite 210:..... 14,677 SF
- Suite 30:..... 11,531 SF

TRAFFIC COUNTS

- Interstate-83:.....46,183 VPD
- Old Trail Road:..... 6,590 VPD

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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE & BUILDING PHOTOS



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