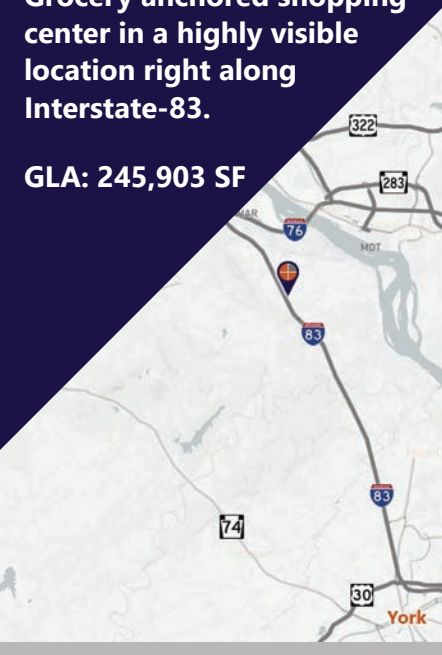


FOR LEASE

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

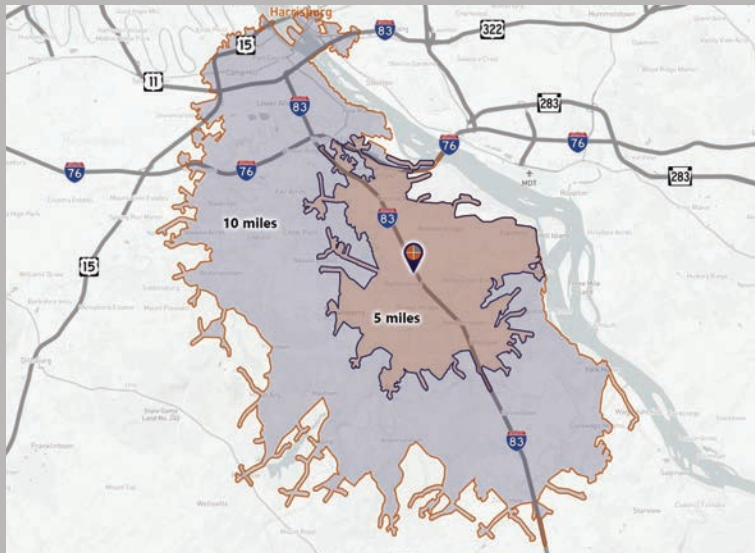
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NEWBERRY COMMONS SHOPPING CENTER

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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