

ROUZERVILLE COMMONS

12751 Washington Township Boulevard | Waynesboro, PA | 17268

FOR LEASE

± 1,300 - 7,650 SF AVAILABLE | FOR LEASE



JOIN

Walmart
GameStop

LOWE'S



PROJECT

Rouzerville Commons is a 317,434 square foot, Walmart and Lowes shadow anchored, retail shopping center ideally located along Washington Township Boulevard in Waynesboro, Pa. This site presents a great opportunity for any retailer to enter a strong retail market. Along with its ideal location, this opportunity receives a high volume of daily traffic from shadow anchors Walmart and Lowes. The site also benefits from having signalized access, as well as highly visible pylon signage. With the center's traffic generating mix of national retailers including Walmart, Lowes, Sally Beauty, GameStop, Rent-A-Center, and Verizon, this opportunity is perfect for any retailer.

LOCATION

The advantageously positioned Rouzerville Commons, is in the ever-growing market of Waynesboro, Pa. The shopping center is situated within close proximity to surrounding housing, and a short drive to the Maryland border. Consumers can travel to nearby Hagerstown, Maryland within 25 minutes, as well as Chambersburg being only a 30 minute drive away. The State Route 16 corridor offers traffic generating retail including Walmart, Lowes, Martin's Food Markets, Wine & Spirits, and many others.

TRADE AREA

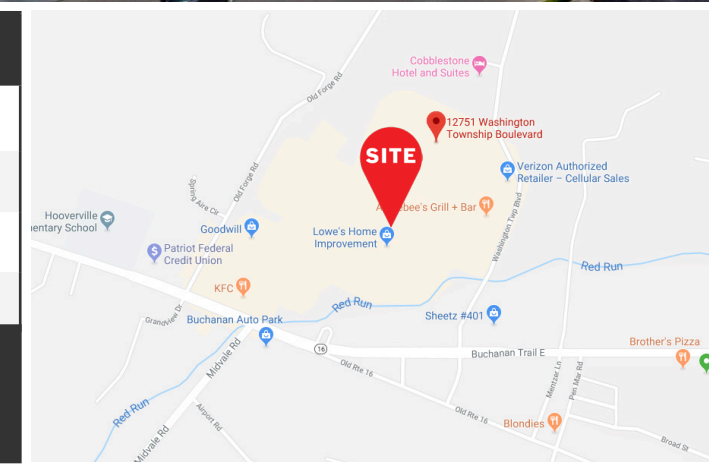
Adding to the stability of this opportunity, Rouzerville Commons shows a 20-minute drive time demographic of over 165,885 people with household income more than \$74,235 and daytime employment demographics equally as strong with 75,319. The demographics within a 10-mile radius include 69,272 people in 26,993 homes, a labor force of 20,316 with an average household income of \$77,364. The areas growth has increased over 8.4% since 2000 with over 4,394 new homes.

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	17,011	30,278	41,872
TOTAL EMPLOYEES	13,820	24,573	33,800
AVERAGE HHI	\$69,535	\$66,339	\$70,362
TOTAL HOUSEHOLDS	7,003	12,412	16,751

TRAFFIC COUNTS

STATE ROUTE 16: 16,000 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

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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	LOWE'S	116,000
2	WALMART	172,334
3	AVAILABLE	7,650
4	RENT-A-CENTER	4,200
5	AVAILABLE	3,000
6	AVAILABLE	4,000
7	GAMESTOP	1,800
8	AVAILABLE	1,582
9	AVAILABLE	1,300
10	VERIZON	5,000
11	APPLEBEE'S	6,500
12	BB&T	3,500



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