

PARKWAY VILLAGE

21370 SW LANGER FARMS PARKWAY, SUITE 138, SHERWOOD, OR 97140

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES

RETAIL/SERVICE AVAILABLE FOR LEASE



NOW LEASING IN SHERWOOD, OREGON

Parkway Village is located along busy SW Tualatin-Sherwood Road in Sherwood, OR. Anchored by Walmart, Parkway Village features numerous national and local retailers including The Old Spaghetti Factory, Starbucks, Panera Bread, MOD Pizza and Chipotle. Nearby retailers include Target, Regal Cinemas, Kohl's and Home Depot.



AVAILABLE RETAIL/SERVICE SPACE

- 1,700 SF Available
- Located at the busy intersection of SW Tualatin-Sherwood Road and SW Langer Farms Parkway.
- Call for pricing.
- Please DO NOT DISTURB tenant.

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PROJECT DETAILS



PROPERTY HIGHLIGHTS

- Strong residential growth, above average incomes, with high employment and education levels typify this submarket.
- Sherwood acts as the regional retail hub for the 99W corridor, including Newberg and McMinnville.
- Parkway Village offers a nice mix of national, regional and local retail and service uses.

DEMOGRAPHICS (2023)

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,831	41,160	128,714
Avg. Household Income	\$126,827	\$155,537	\$147,182
Daytime Population	4,090	17,259	54,988

TRAFFIC COUNTS

LOCATION	ADT
99W	34,520
Tualatin-Sherwood Road at Adams Street	18,500



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SITE PLAN



NOTABLE TENANTS INCLUDE:



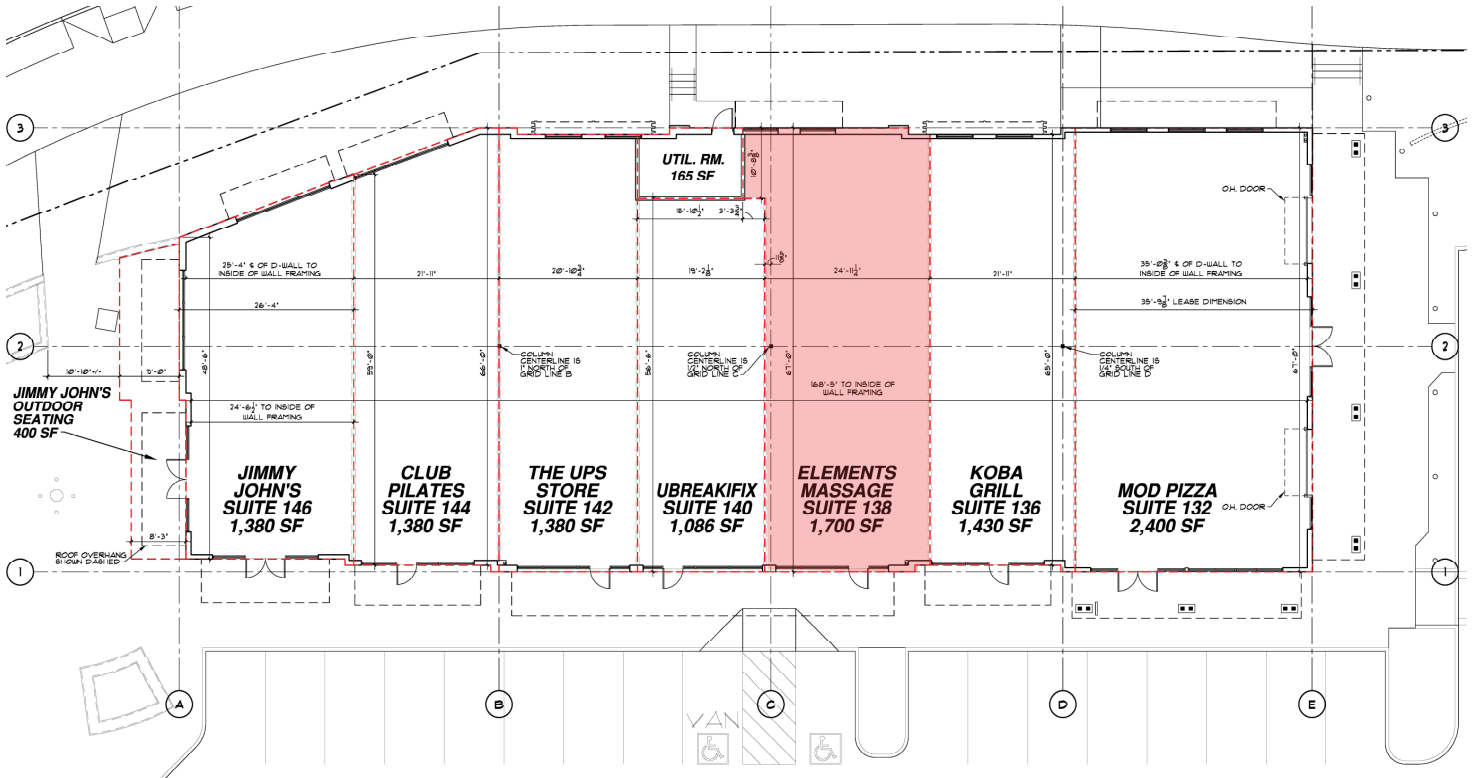
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LEASING PLAN

SUITE 138

1,700 SF AVAILABLE



NOTABLE TENANTS INCLUDE:



CLUB PILATES



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TRADE AREA AERIAL



CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.