

PARKWAY VILLAGE

21260 SW LANGER FARMS PARKWAY, SHERWOOD, OR 97140



Parkway Village is located at the busy intersection of SW Tualatin-Sherwood Road and SW Langer Farms Parkway 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 SPACE

Retail/Office:

- 1,200
- 1,300 (Available May 1, 2023)
- 1,086 (30 days notice)

Call for pricing.

FOR LEASING INFORMATION CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com

Nick Stanton 503 784 0407 / nstanton@naielliott.com

Emmy Johnston 503 867 4861 / ejohnston@naielliott.com

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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 (2022)

RADIUS	1 MILE	3 MILE	5 MILE
Population	7,616	42,099	127,966
Avg. Household Income	\$104,664	\$118,952	\$116,474
Daytime Population	7,028	31,065	90,997

TRAFFIC COUNTS

LOCATION	ADT
SW Tualatin-Sherwood Road	22,461
Pacific Hwy 99W	39,023

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GRAMOR
DEVELOPMENT

SITE PLAN



TENANTS INCLUDE

Walmart 
Supercenter

Panera
BREAD

**the old spaghetti
factory**

menchie's
frozen yogurt

CLUB PILATES

SportClips
HAIRCUTS

mapel
boutique



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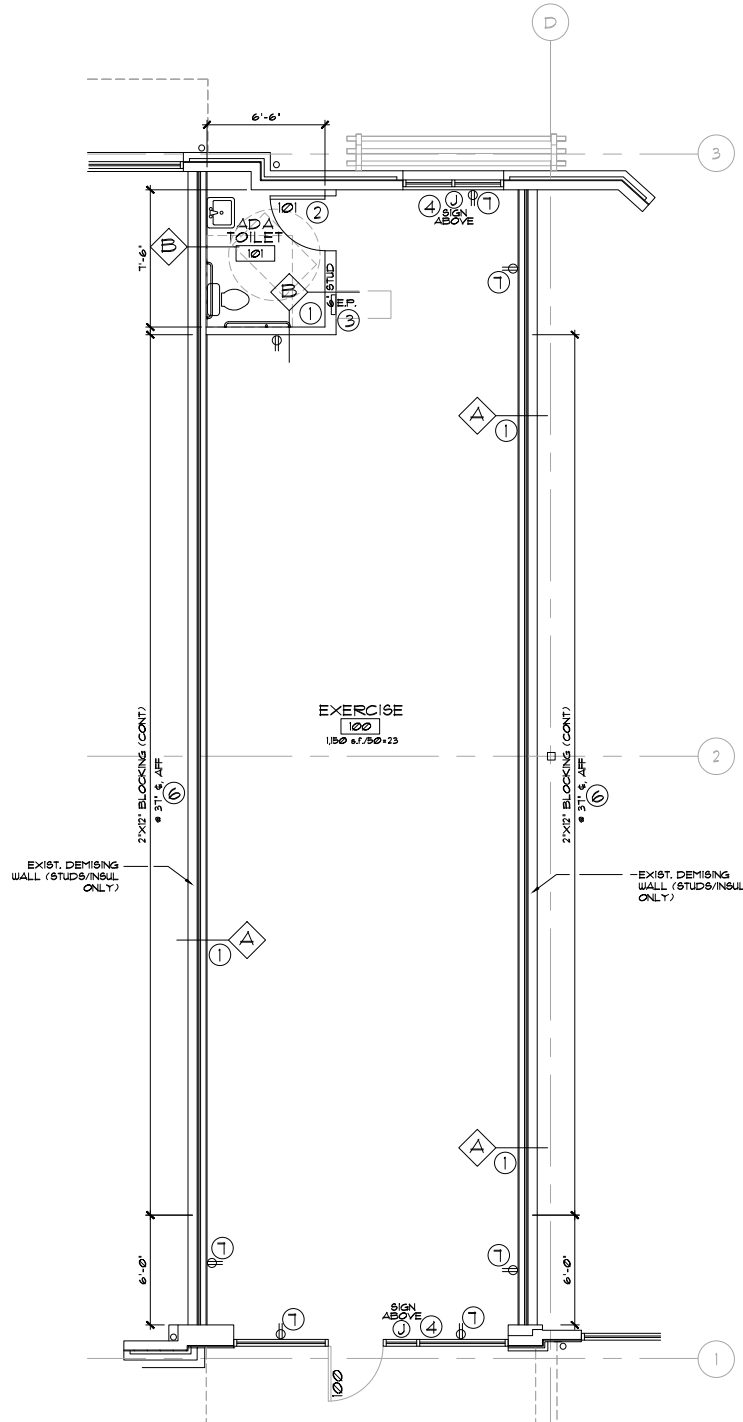
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PARKWAY VILLAGE

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GRAMOR
DEVELOPMENT

LEASING PLAN-1,200 SF



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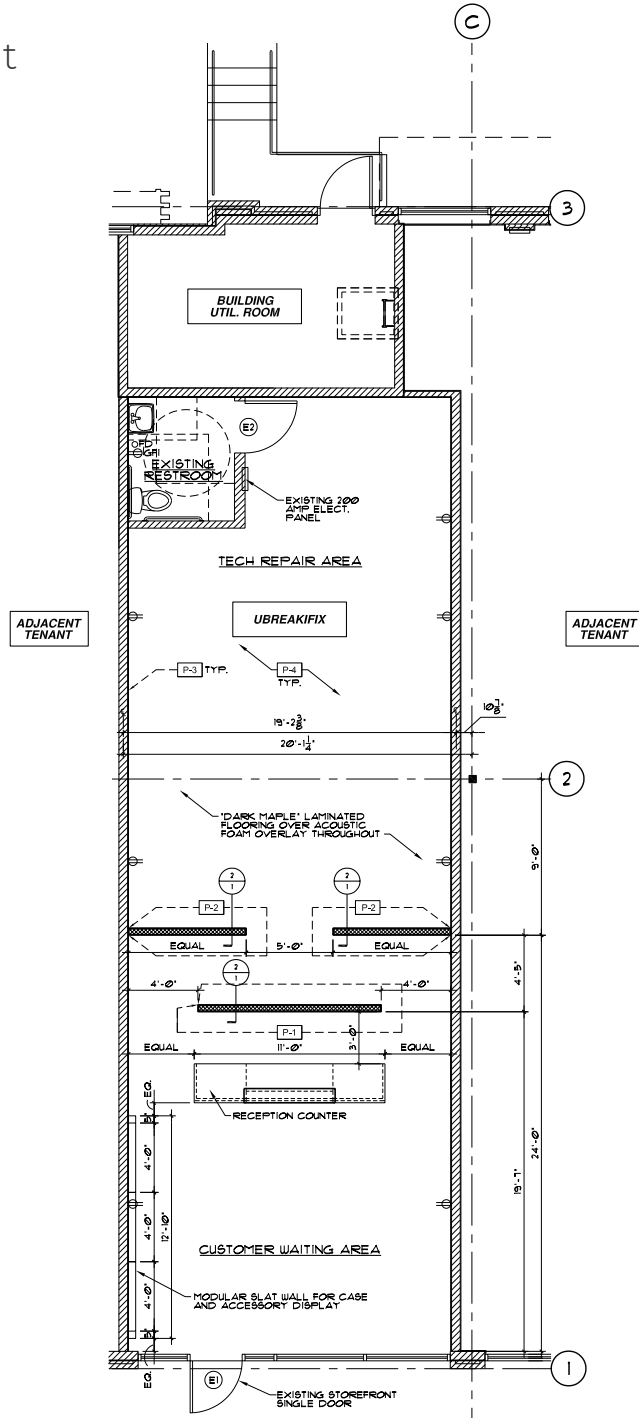
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LEASING PLAN-1,086 SF

Do not disturb tenant



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PARKWAY VILLAGE

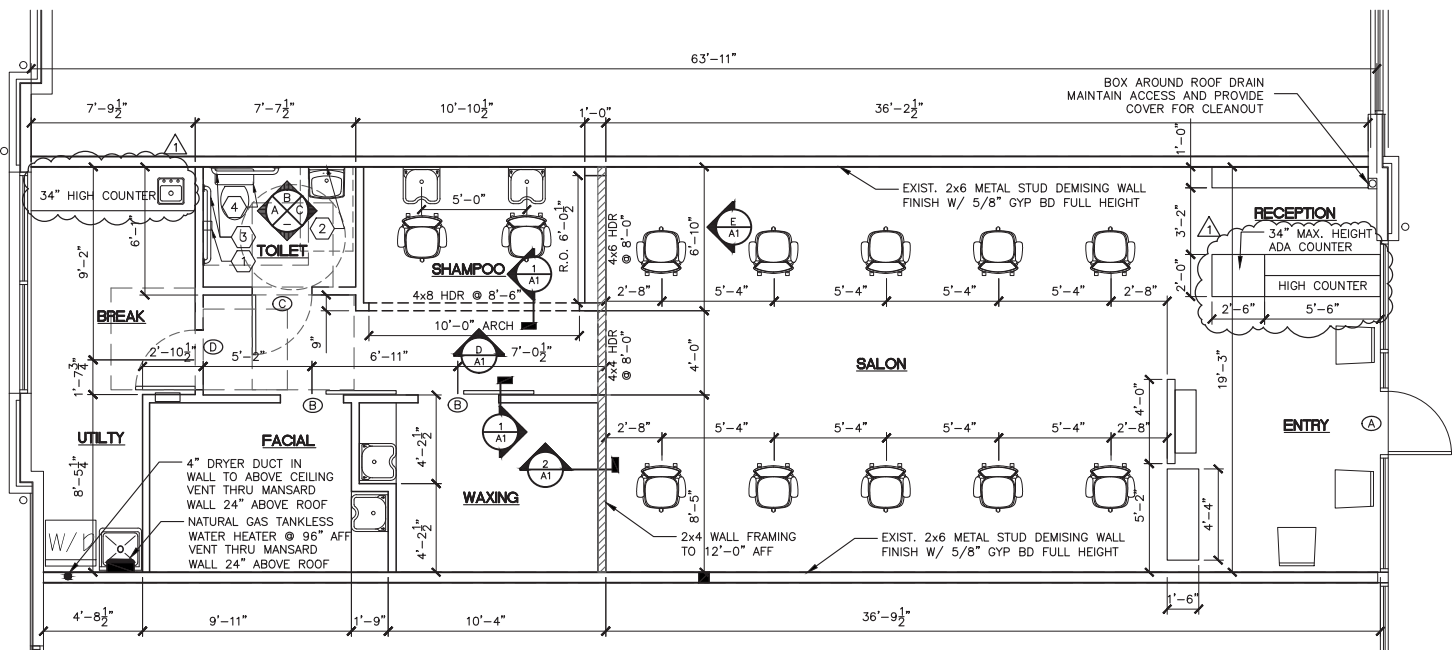
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LEASING PLAN-1,300 SF

Available May 1, 2023

Do not disturb tenant



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SHERWOOD TRADE AREA AERIAL



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