MERCURY DEVELOPMENT

FOR LEASE
RETAIL SPACE

Sherwood Plaza

16260 SW Langer Drive, Sherwood, OR 97140

Property Details

Available Units: 4
Total Units: 24
Gross Leasable Area: 82,960 SF
Parking Spaces: 416

Contact

Leasing Agent: Timothy Dougherty, CLS
Office: 503-925-1850 ext. 300
Email: tdougherty@mercurydev.com

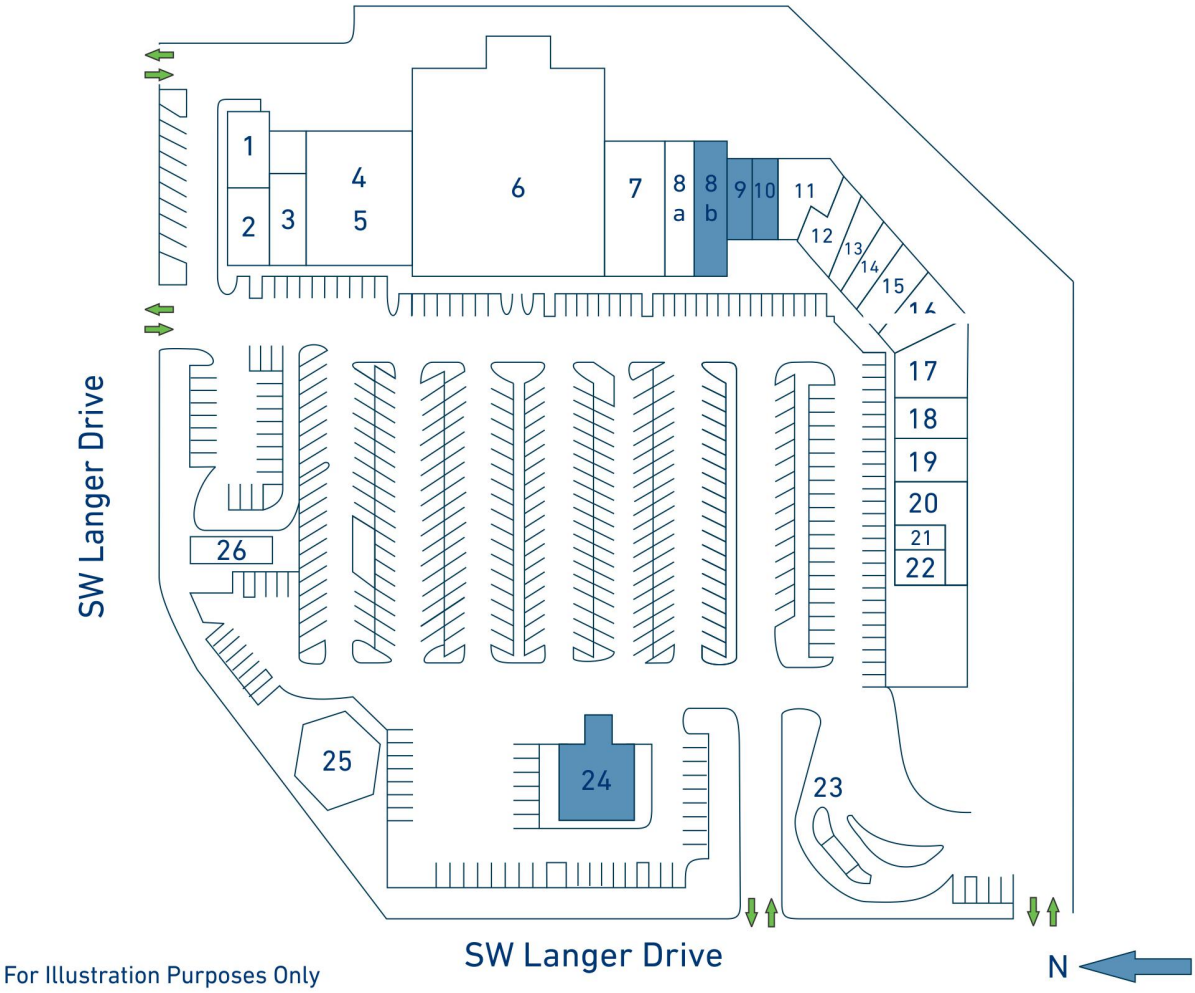
Features

This neighborhood strip center is situated in the heart of Sherwood's retail corridor and greatly benefits from both unobstructed visibility and direct access via HWY 99W (est. 50,000 passing vehicles per/day). Sherwood Plaza is anchored by Ross Dress for Less and derives daily traffic from an assortment of strong national, regional, and local tenants such as Dollar Tree, Taco Bell, Papa Murphy's, Subway, US Post Office, Dutch Brothers, Shari's, and Mudpuddles Toys and Books. Sharing the market with strong national anchors such as Safeway, Target, and Walmart, Sherwood Plaza looks forward to its continual pursuit of fulfilling the community's retail needs.

Demographics

Demographics	1 mile	3 miles	5 miles
Population	9,658	31,940	109,048
Median Hh Income	$73,972	$81,024	$75,420
Total Housing Units	3,659	12,025	43,694
College Educated	20%	16%	16%
Total Employees	5,000	13,715	45,464

Site Map



For Illustration Purposes Only

1	The Grill Center	**9**	**Unit Available (1,645 SF)**	**17,18**	MudPuddles Toys & Books
2	Papa Murphy's Pizza	**10**	**Unit Available (1,200 SF)**	**19**	Subway
3	Icon Nails	**11**	Sherwood Liquor Store	**20**	McKenzie Pub
4,5	Dollar Tree	**12**	Game Haven	**21,22**	A Perfect Gift
6	Ross Dress for Less	**13**	Chinese Panda Restaurant	**23**	Dutch Bros. Coffee
7	U.S. Post Office	**14**	Wash Tub Laundromat	**24**	**Unit Available (3,336 SF)**
8A	Kumon Math & Reading	**15**	Day & Associates Insurance	**25**	Shari's Family Restaurant
8B	**Unit Available (2,000 SF)**	**16**	Musa Taekwondo	**26**	Taco Bell

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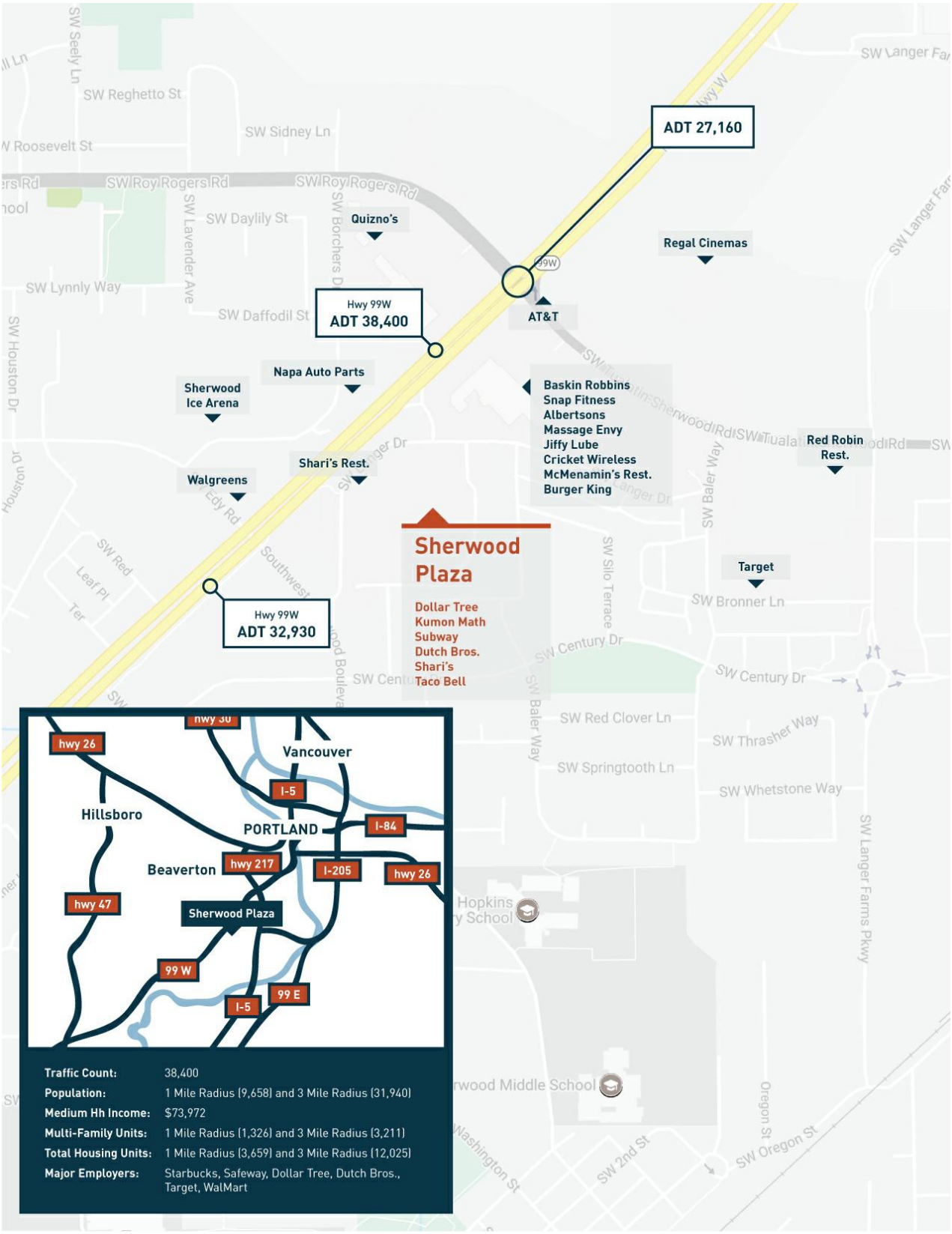
Trade Map



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Photos

ROSS
DRESS FOR LESS

Papa Murphy's
DOLLAR TREE

DOLLAR TREE

KUMON

Deney
Hair Design
LIQUOR
GAMEHAVEN

The Perfect Gift

Sherwood
PLAZA
ROSS
Sharis
RESTAURANT
MudPuddles Toys & Books
McKenzie PUB
DOLLAR TREE
SUBWAY
Deney

TACO BELL

Sherwood Plaza - Unit 8b

Unit 8b 16360 SW Langer Dr., Sherwood, OR 97140

Unit Details

Square Footage:	2,000 SF
Dimensions:	100' x 20'
Rate:	Call For Details
Date of Availability:	Currently Available

Features

- Storefront faces the main entrance of the shopping center.
- Recently vanilla shelled with open ceiling and spiral metal ducting.
- Smooth concrete floor ready for stain or floor covering.
- One ADA restroom.
- Two separate 200 amp electrical panels.
- Rear door access for loading and employee parking.

Contact

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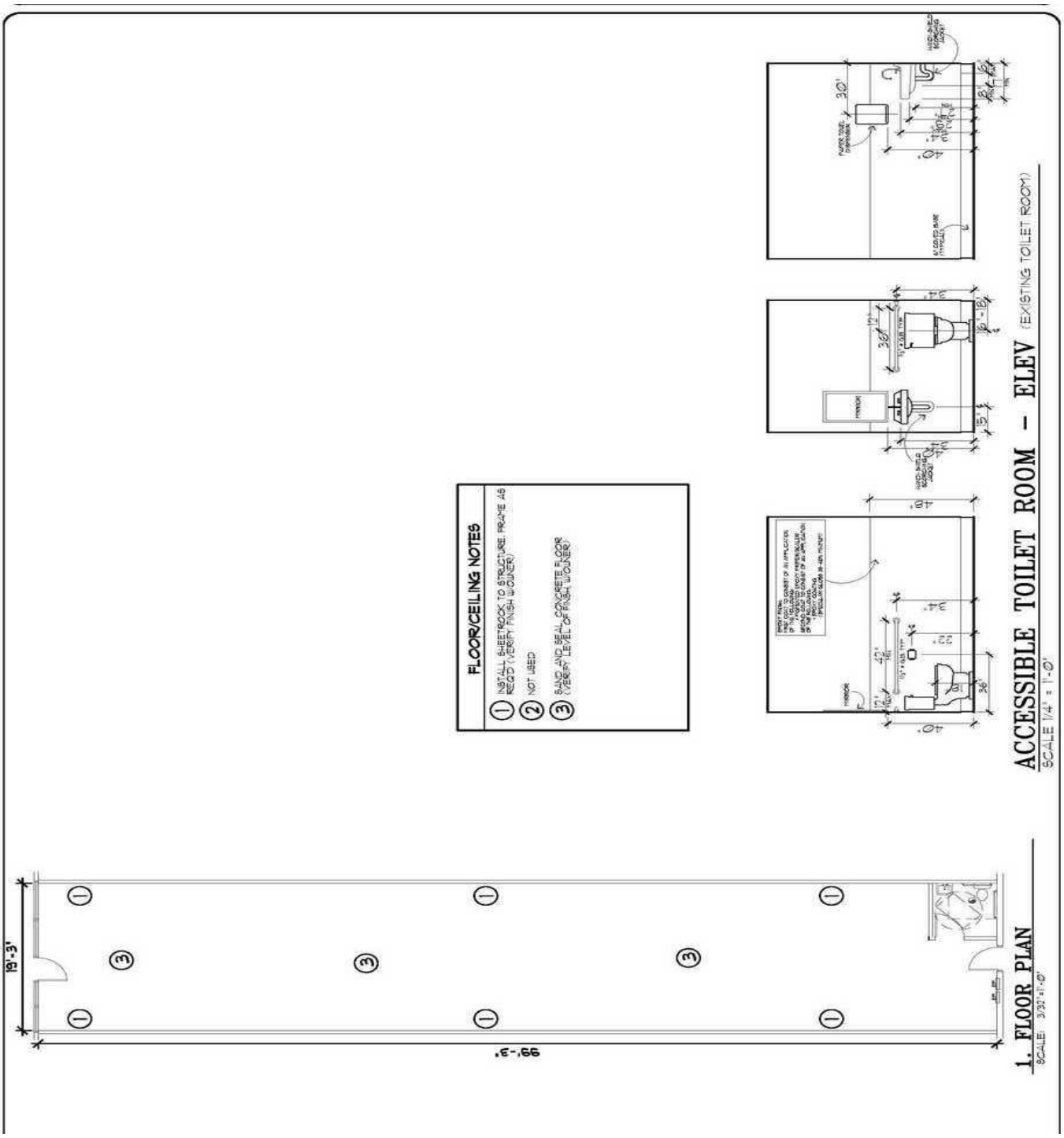
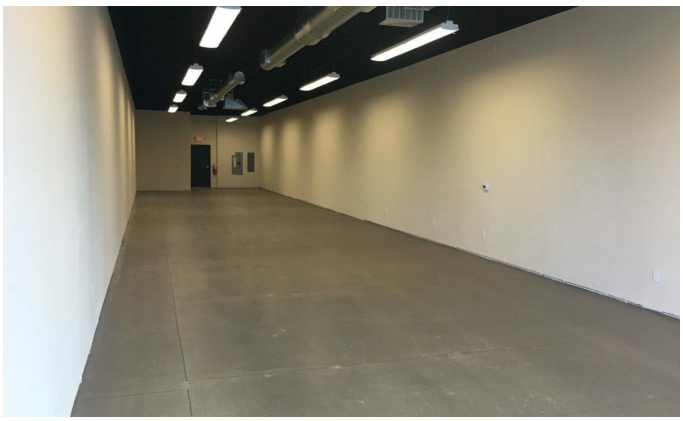
Unit 8b - Floor Plan



Unit 8b - Photos



Sherwood Plaza - Unit 9

Unit 9 16330 SW Langer Dr., Sherwood, OR 97140

Unit Details

Square Footage:	1,645 SF
Dimensions:	N/A
Rate:	Call For Details
Date of Availability:	Currently Available

Features

- High foot traffic location within the plaza.
- Storefront faces the main entrance of the shopping center.
- Recently vanilla shelled with open ceiling and spiral metal ducting.
- Smooth concrete floor ready for stain or floor covering.
- One ADA restroom.

Contact

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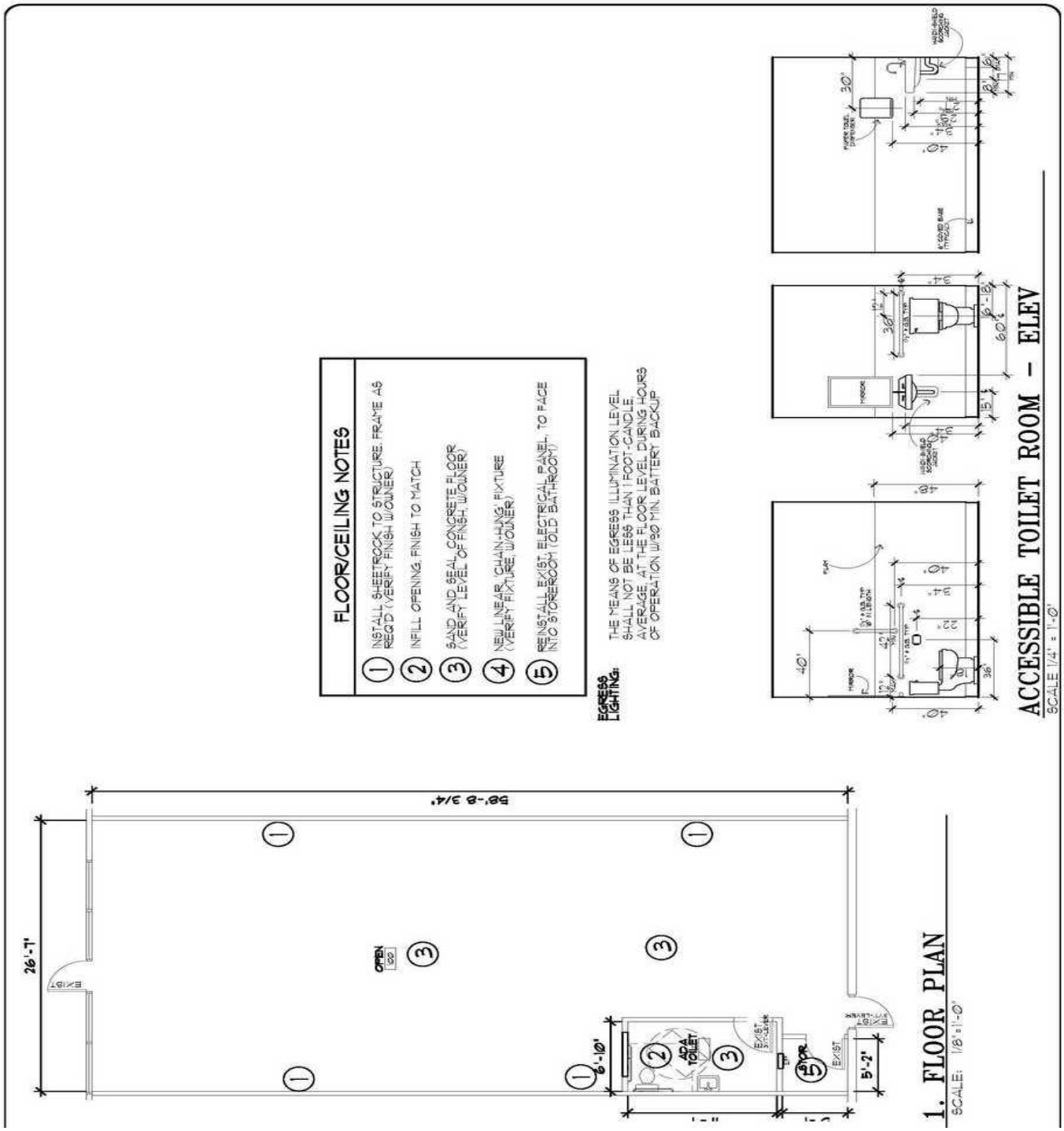
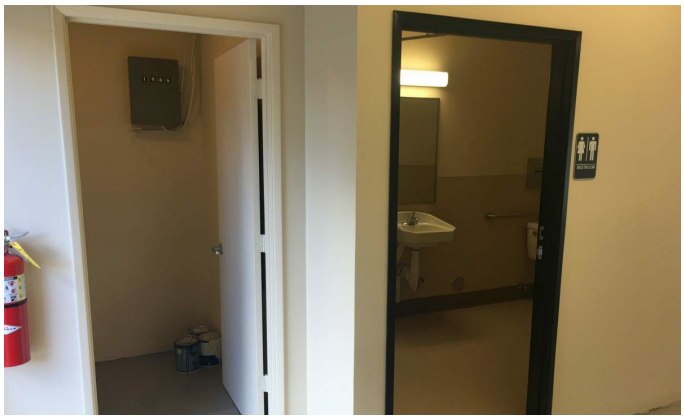
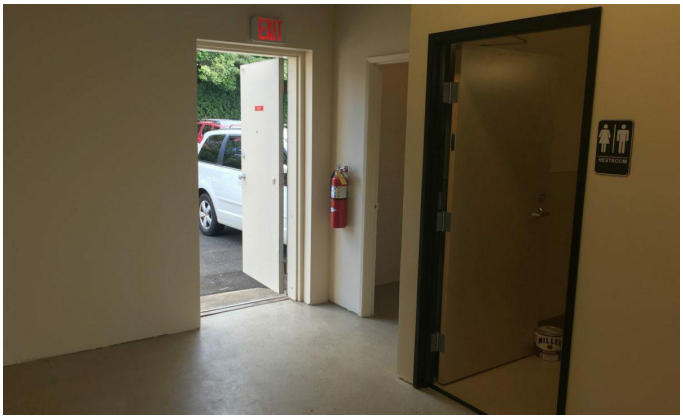
Unit 9 - Floor Plan



Unit 9 - Photos





Sherwood Plaza - Unit 10

Unit 10 16340 SW Langer Dr., Sherwood, OR 97140

Unit Details

Square Footage:	1,200 SF
Dimensions:	N/A
Rate:	Call For Details
Date of Availability:	Currently Available

Features

- Turn-key 2nd generation salon with 8 stations.
- Interior was recently remodeled with modern finishes.
- Partitions include a restroom, break room, and storage closet.
- Storefront faces the main entrance of the shopping center.
- Rear door access for loading and employee parking.

Contact

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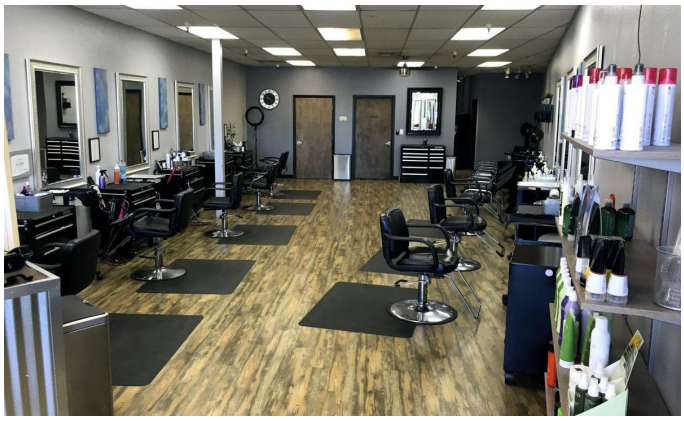
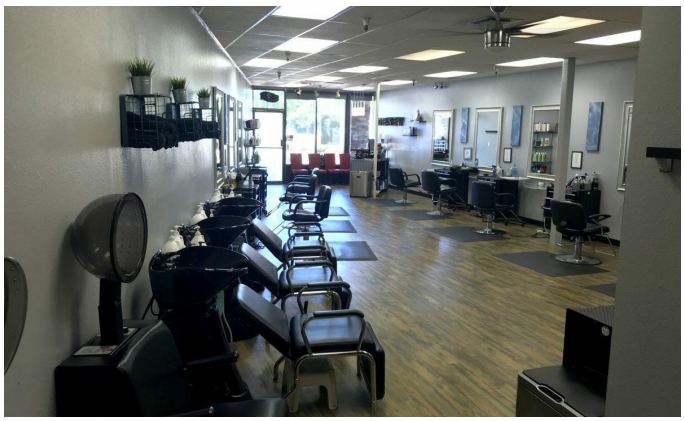
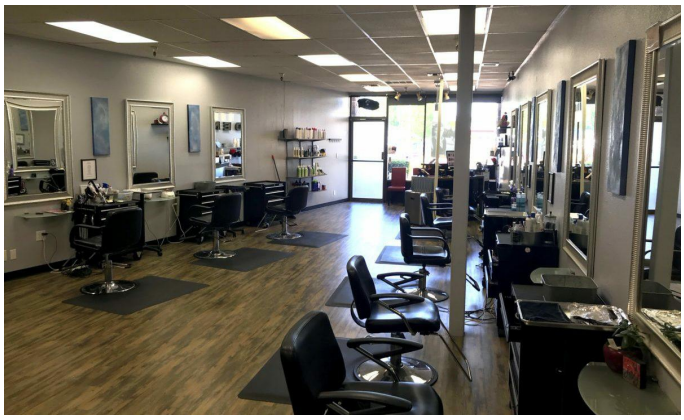
Unit 10 - Photos







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Sherwood Plaza - Unit 24

Unit 24 16390 SW Langer Dr., Sherwood, OR 97140

Unit Details

Square Footage:	3,336 SF / 20,066 SF PAD
Dimensions:	158' x 127' PAD
Rate:	Call For Details
Date of Availability:	Currently Available

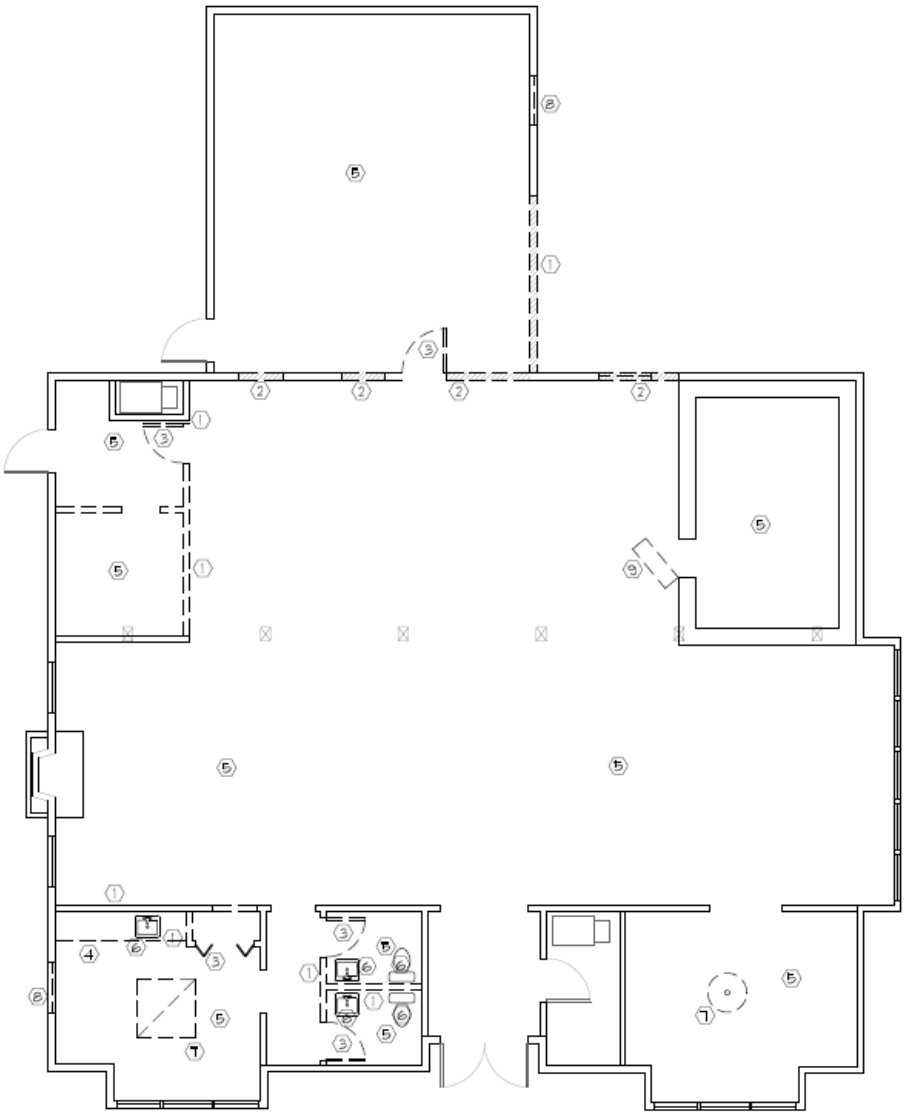
Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

Features

- Permitted for drive-thru operators.
- Leasing Options: existing building, build-to-suit, or ground lease.
- Highly visible PAD/building with great exposure to HWY 99W and Langer Dr.
- Current building has $120,000+ in SDC/TDT credits with the City of Sherwood that the next tenant can apply towards their buildout's municipality fees.
- The next tenant may re-activate a 10'x10' LED pylon sign that will exclusively serve the existing Building/PAD.

Unit 24 - Floor Plan



1. PROPOSED DEMO PLAN

Unit 24 - Photos