MERCURY DEVELOPMENT

FOR LEASE
RETAIL SPACE

Sherwood Plaza

16260 SW Langer Drive, Sherwood, OR 97140

Property Details

Available Units: 3
Total Units: 24
Gross Leasable Area: 80,216 SF
Parking Spaces: 416

Features

This neighborhood strip center is situated in the heart of Sherwood's retail corridor with direct visibility from HWY 99W. Sherwood Plaza is soon to be anchored by Ross Dress for Less and derives daily traffic from tenants such as Dollar Tree, US Post Office, Dutch Brothers, Taco Bell, and Shari's Restaurant. This center boasts close proximity to the busy Tualatin Sherwood Rd & HWY 99W. With over 50,000 passing vehicles per day, and sharing the market with stores such as Safeway, Target, and Walmart, Sherwood Plaza will remain essential in fulfilling the community's retail needs.

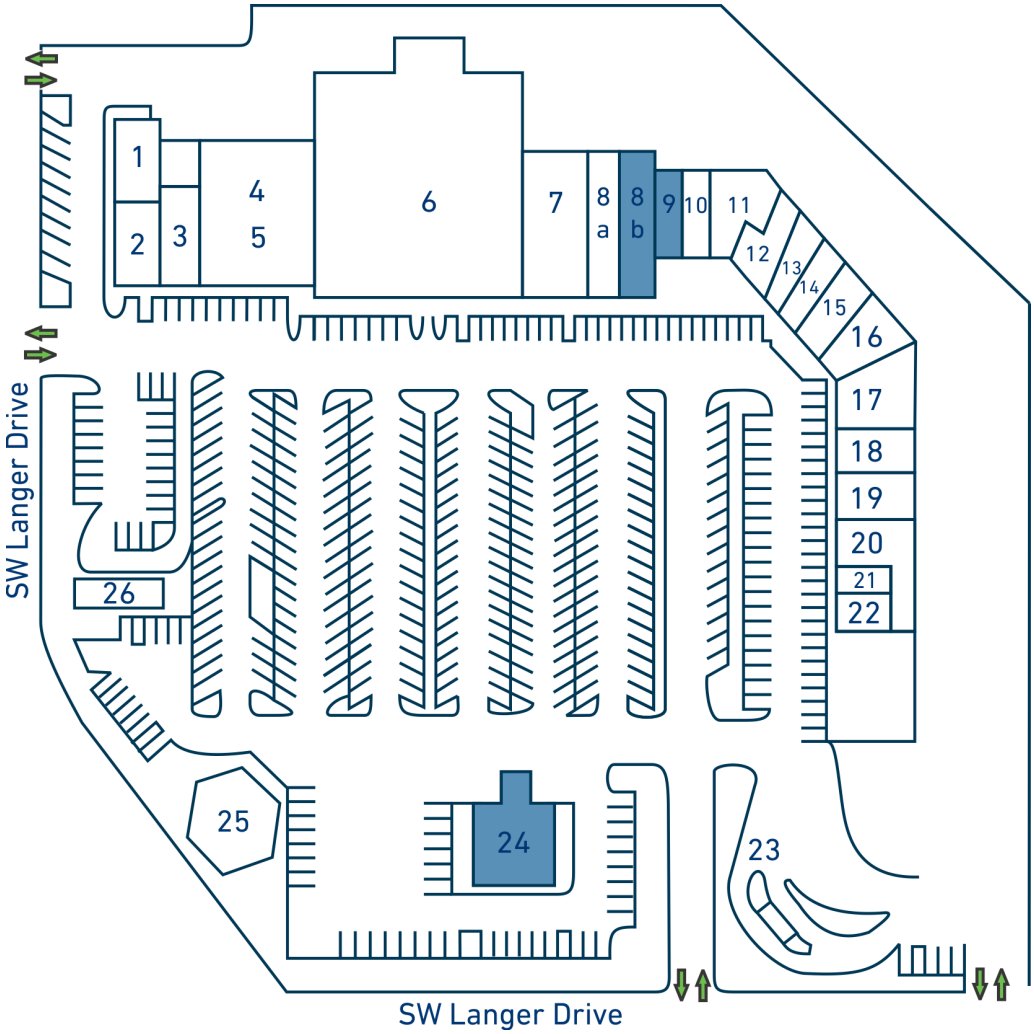
Contact

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

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



1	The Grill Center	**9**	**Unit Available (1,645 SF)**	**17,18**	MudPuddles Toys & Books
2	Papa Murphy's Pizza	**10**	Denev Hair Studio	**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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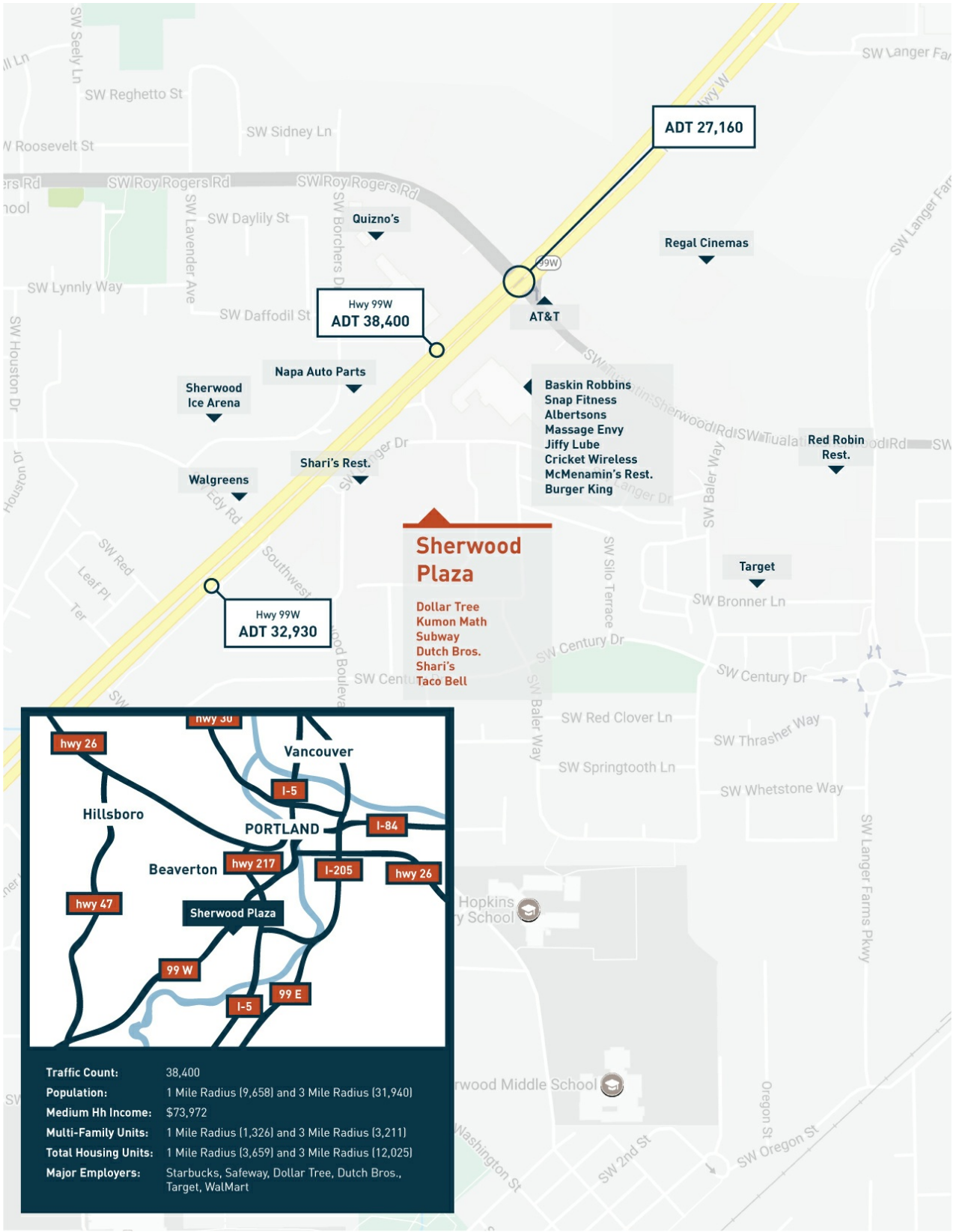
Trade Map



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Photos

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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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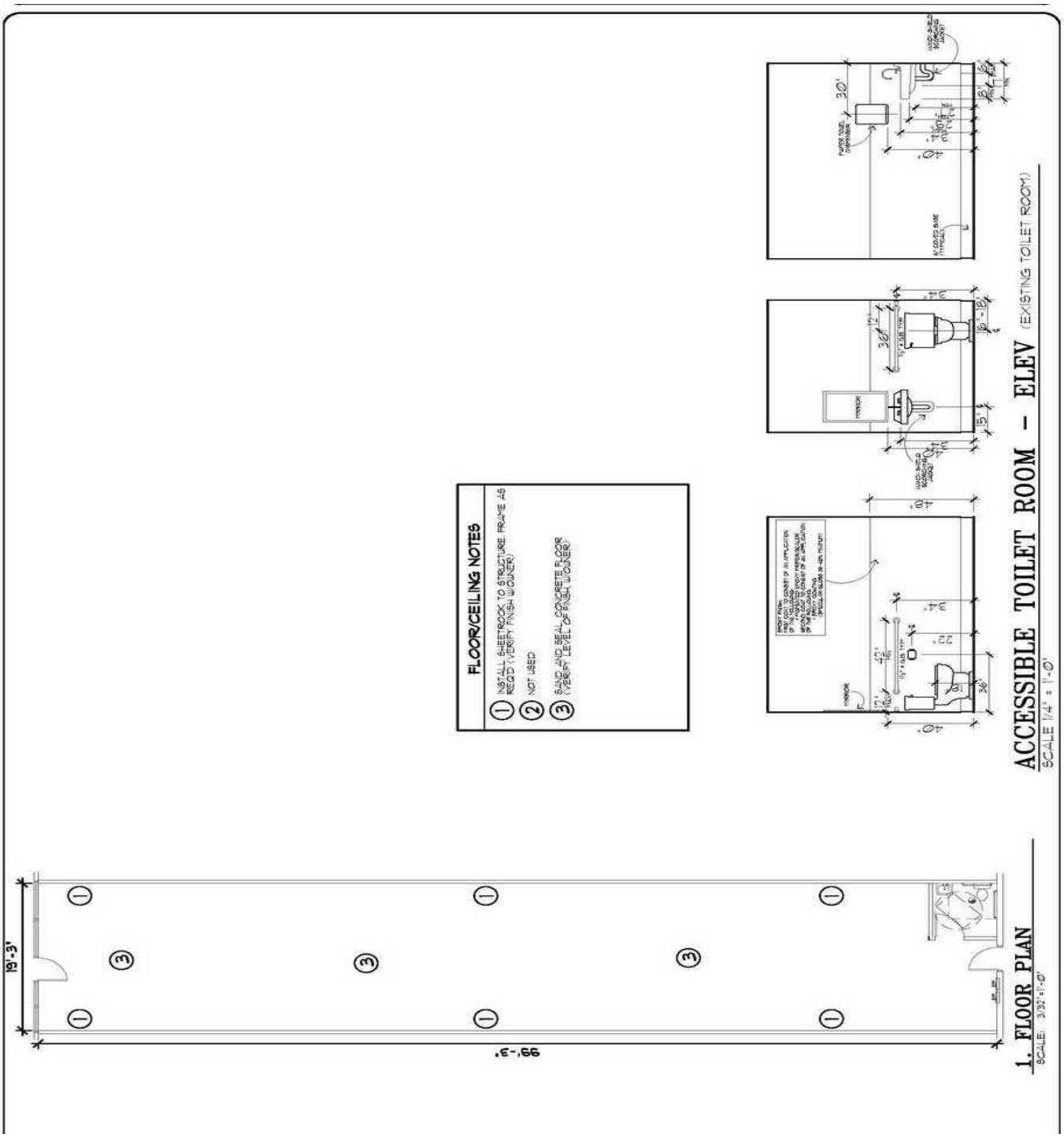
Unit 8b - Foor Plan



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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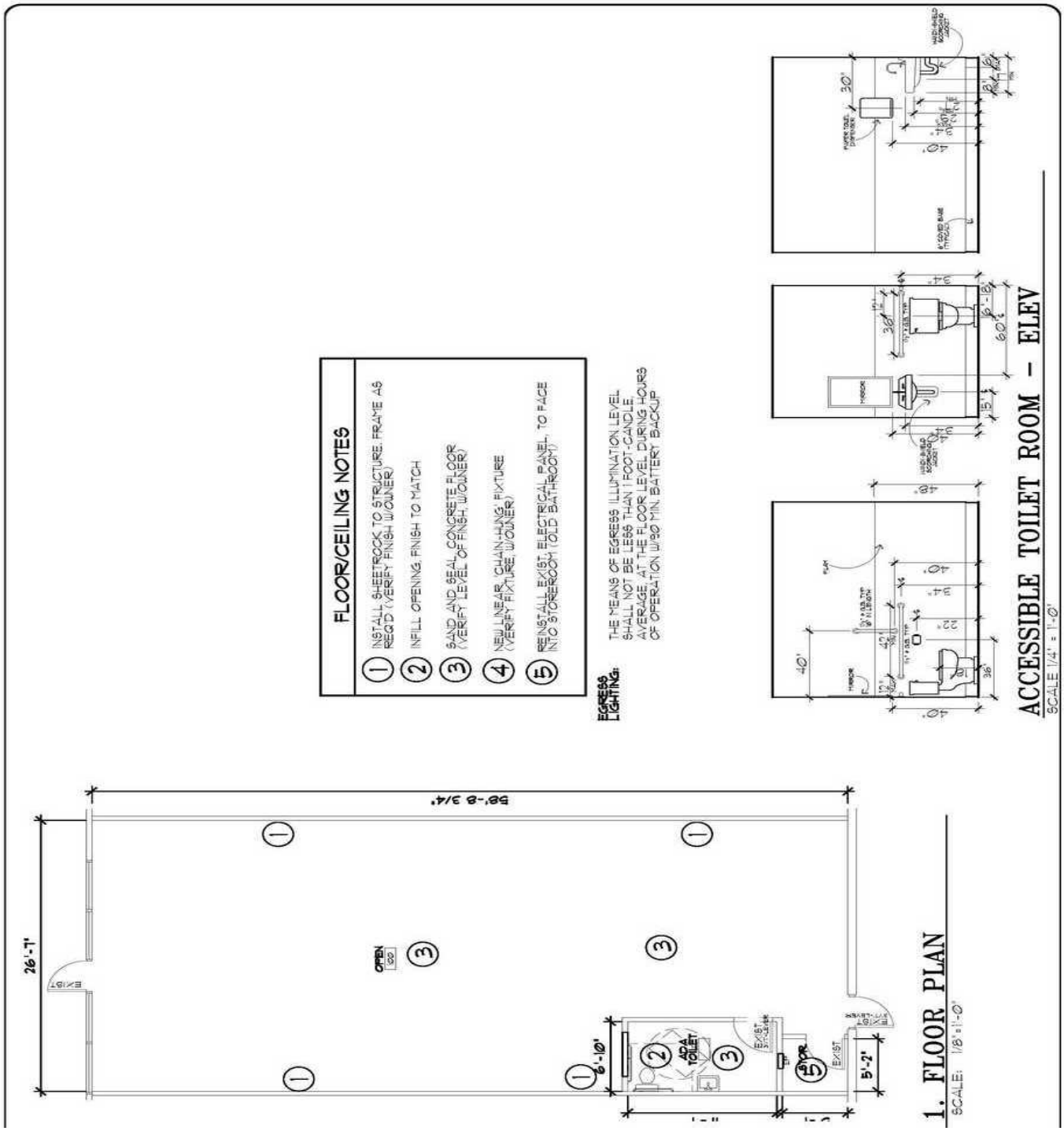
Unit 9 - Foor Plan



Unit 9 - 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

Features

- Leasing Options: existing building, build-to-suit, or ground lease.
- Highly visible PAD/building with great exposure to HWY 99W and Langer Dr.
- Can accommodate drive-thru operators
- 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.

Contact

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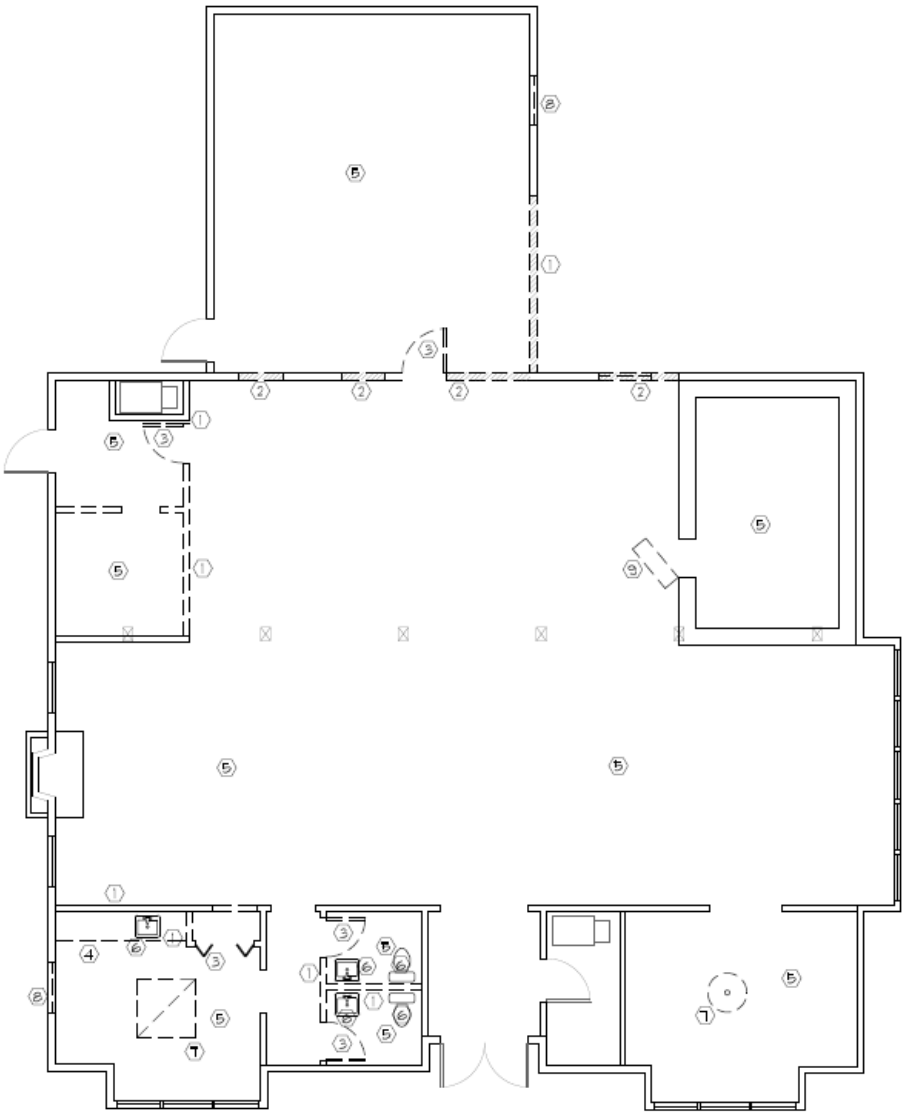
Unit 24 - Foor Plan



1. PROPOSED DEMO PLAN

Unit 24 - Photos