



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

Contact

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

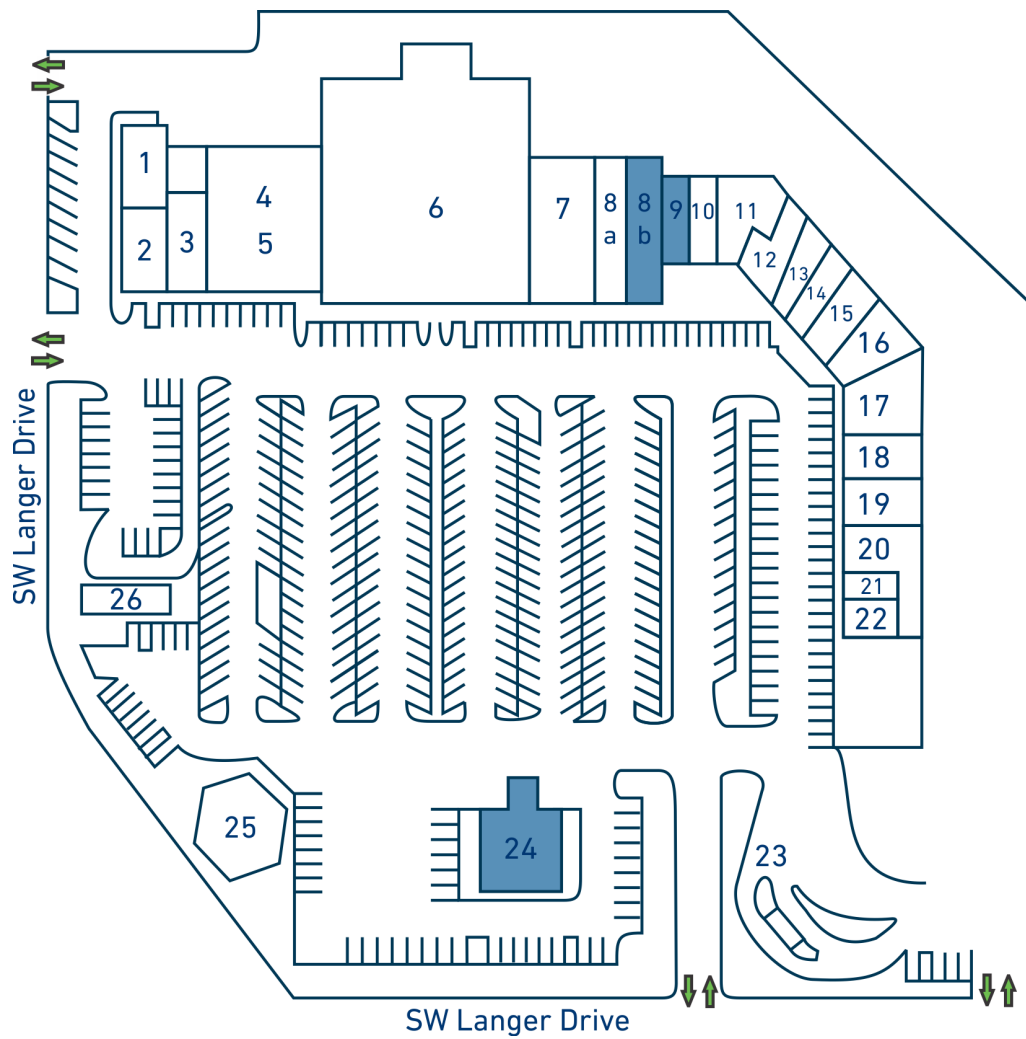
Features

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

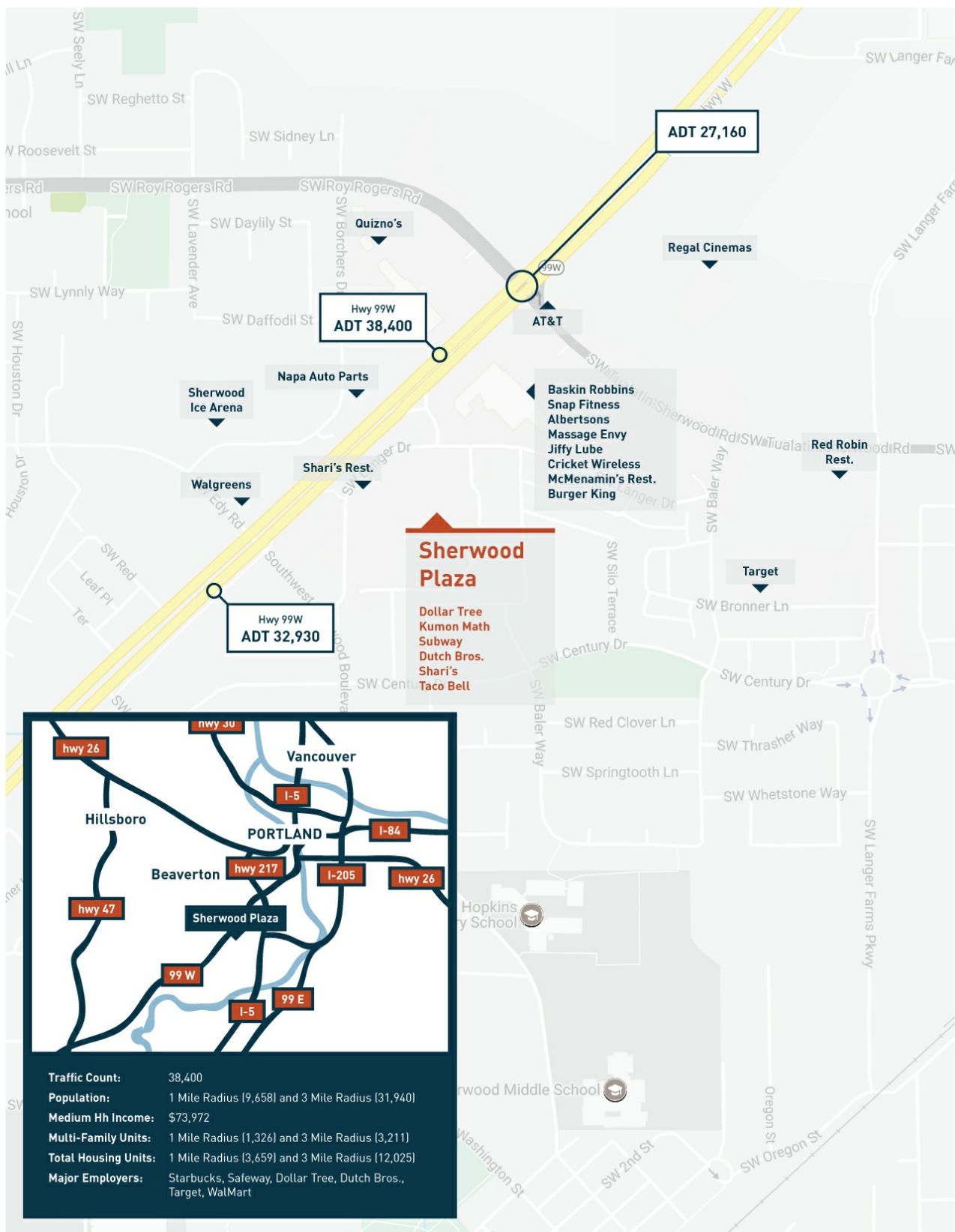
Demographics	1 mile	3 miles	5 miles
Population	9,658	31,940	109,048
Median Hh Income	\$73,972	\$81,024	\$75,420
Total Housing Units	3,659	12,025	43,694
College Educated	20%	16%	16%
Total Employees	5,000	13,715	45,464

Site Map



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

Trade Map





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

Contact

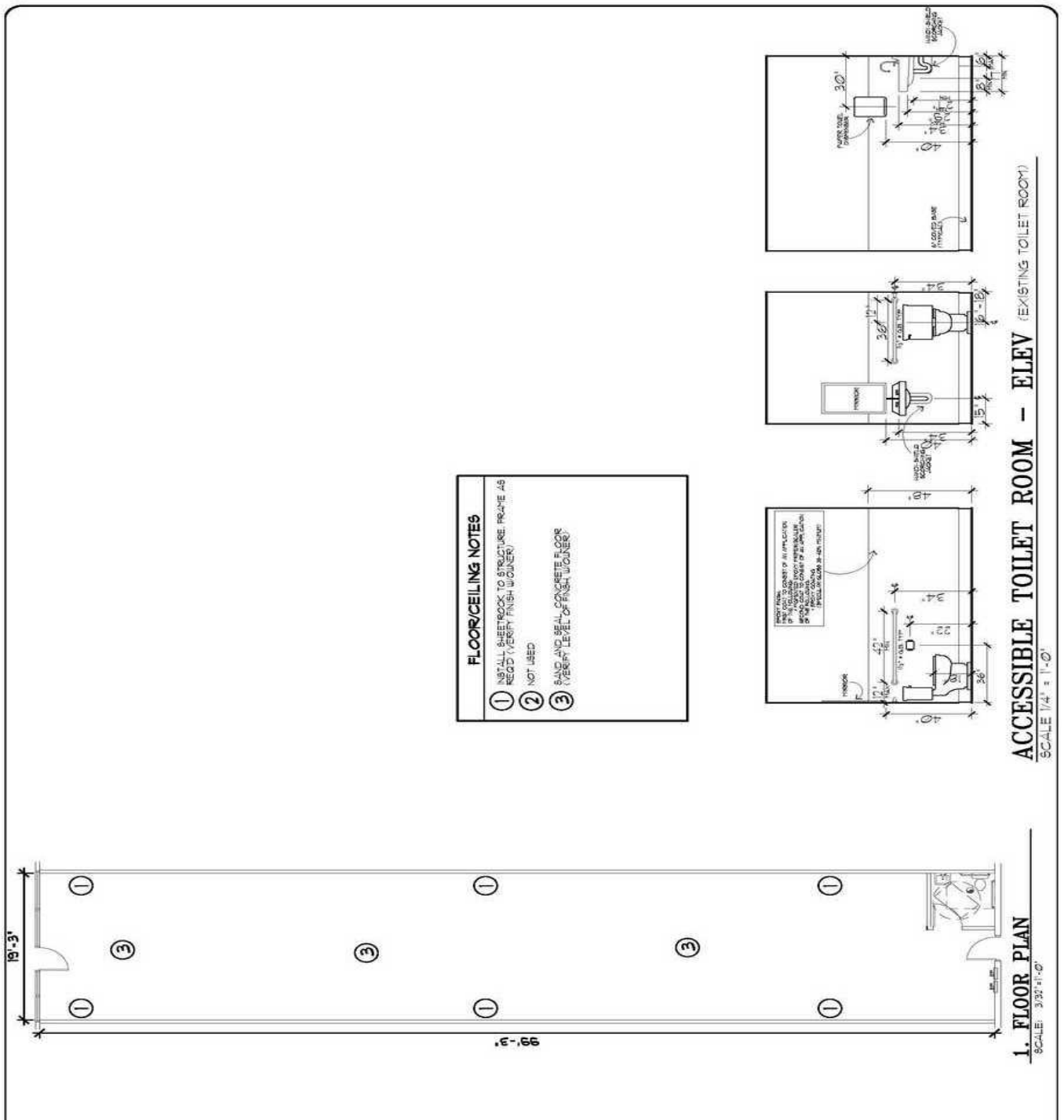
Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

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.



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

Contact

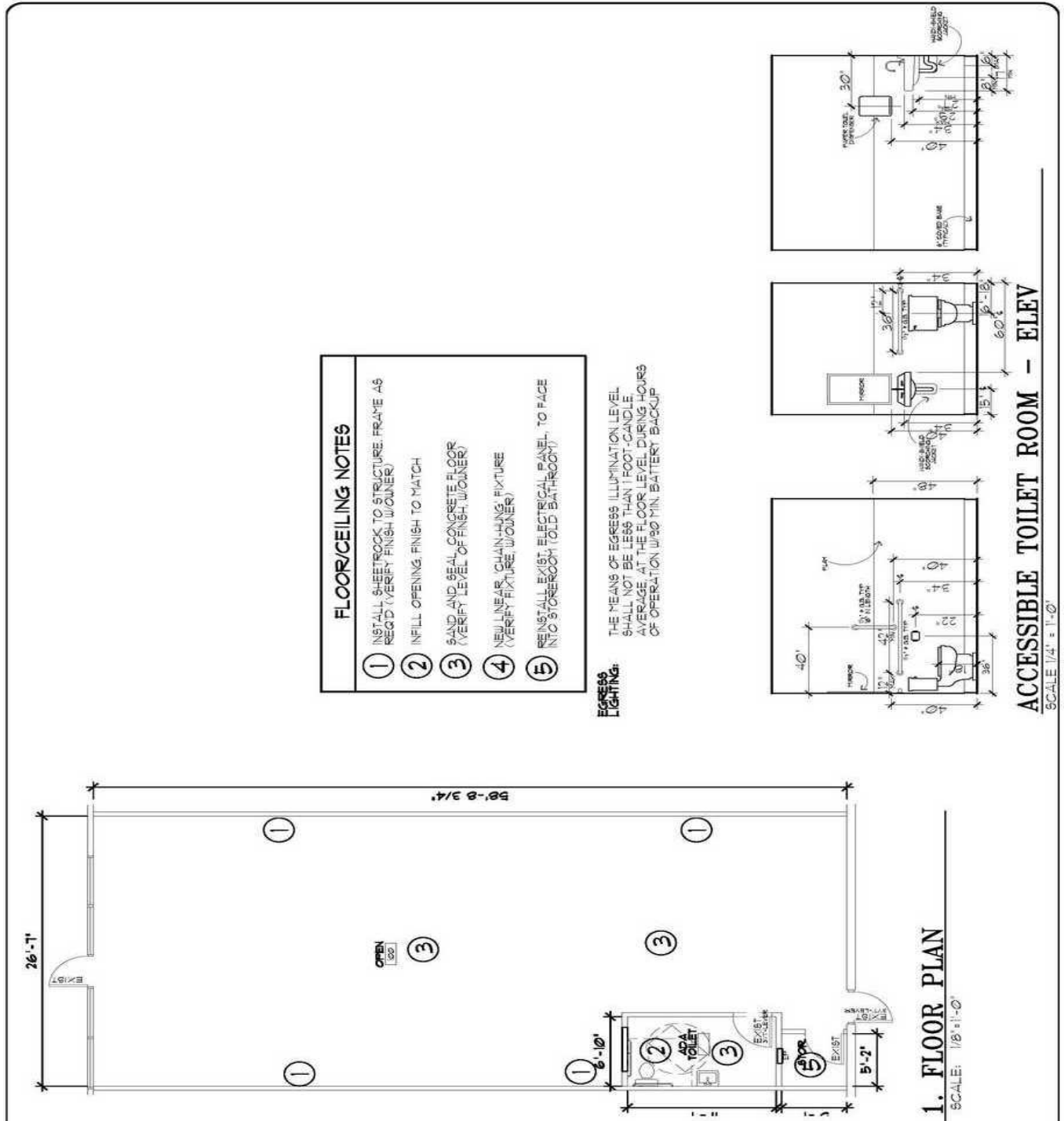
Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

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.



Unit 9 - Floor Plan



Unit 9 - Photos



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

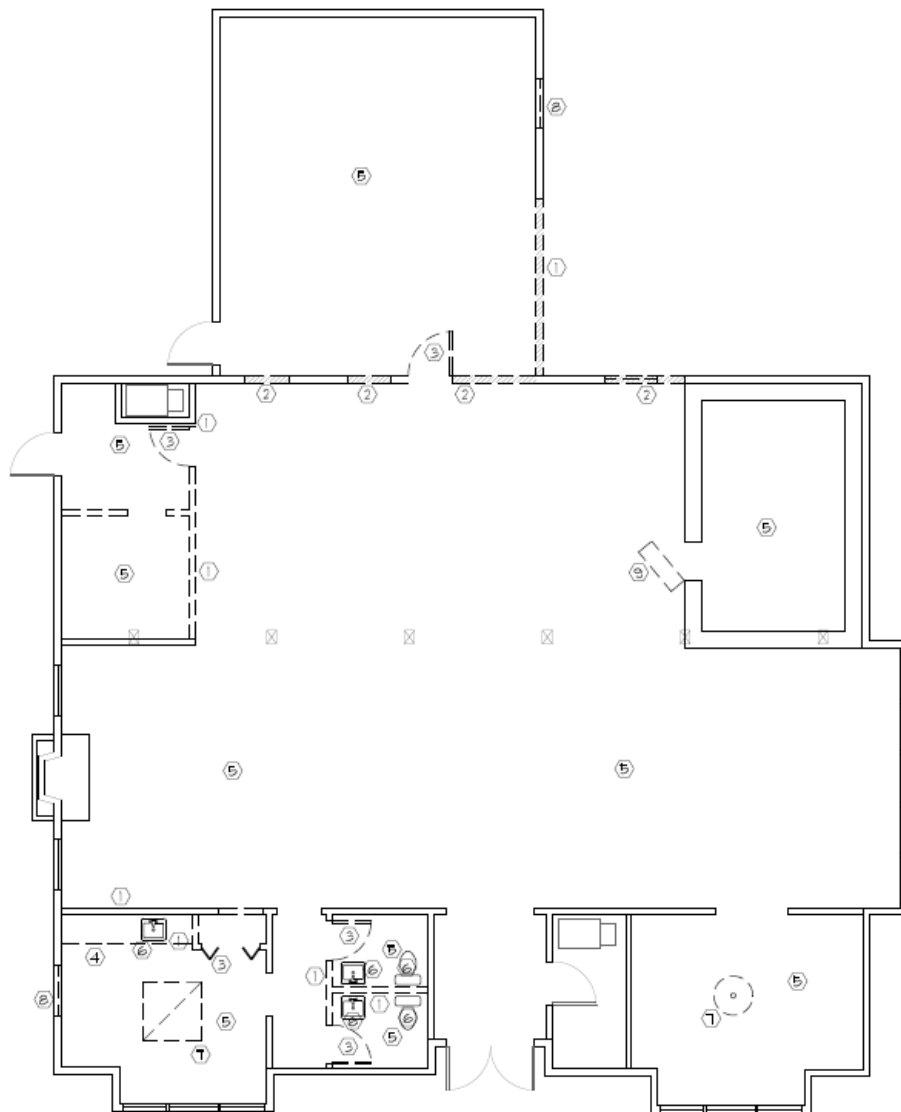
Contact

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
SCALE: 1/4" = 1'-0"

DEMO NOTES	
①	Demolish existing interior walls.
②	Demolish existing exterior walls.
③	Demolish existing roof.
④	Demolish existing floor slab.
⑤	Demolish existing mechanical equipment.
⑥	Demolish existing mechanical equipment (HVAC unit).
⑦	Demolish existing mechanical equipment (HVAC unit).
⑧	Demolish existing mechanical equipment (HVAC unit).
⑨	Demolish existing mechanical equipment (HVAC unit).

• DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
• DEMOLITION SHALL BE COMPLETED PRIOR TO CONSTRUCTION.

Unit 24 - Photos

