

PARKWAY VILLAGE

21332-21370 SW LANGER FARMS PARKWAY, SHERWOOD, OR 97140

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES

RETAIL & RESTAURANT OPPORTUNITIES AVAILABLE



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 and 2,700 SF
- Located at the busy intersection of SW Tualatin-Sherwood Road and SW Langer Farms Parkway.
- Call for pricing.
- Please DO NOT DISTURB tenants.

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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 (2025)

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,461	42,711	130,508
Avg. Household Income	\$126,756	\$155,945	\$149,831
Daytime Population	4,004	17,578	56,689

TRAFFIC COUNTS

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



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SITE PLAN

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SHERWOOD, OR 97140

OSF - 21192
PANERA - 21174
WALMART - 21320
BUILDING C - 21260
BUILDING D - 21332
BUILDING E - 21370
BUILDING F - 21430



NOTABLE TENANTS INCLUDE:



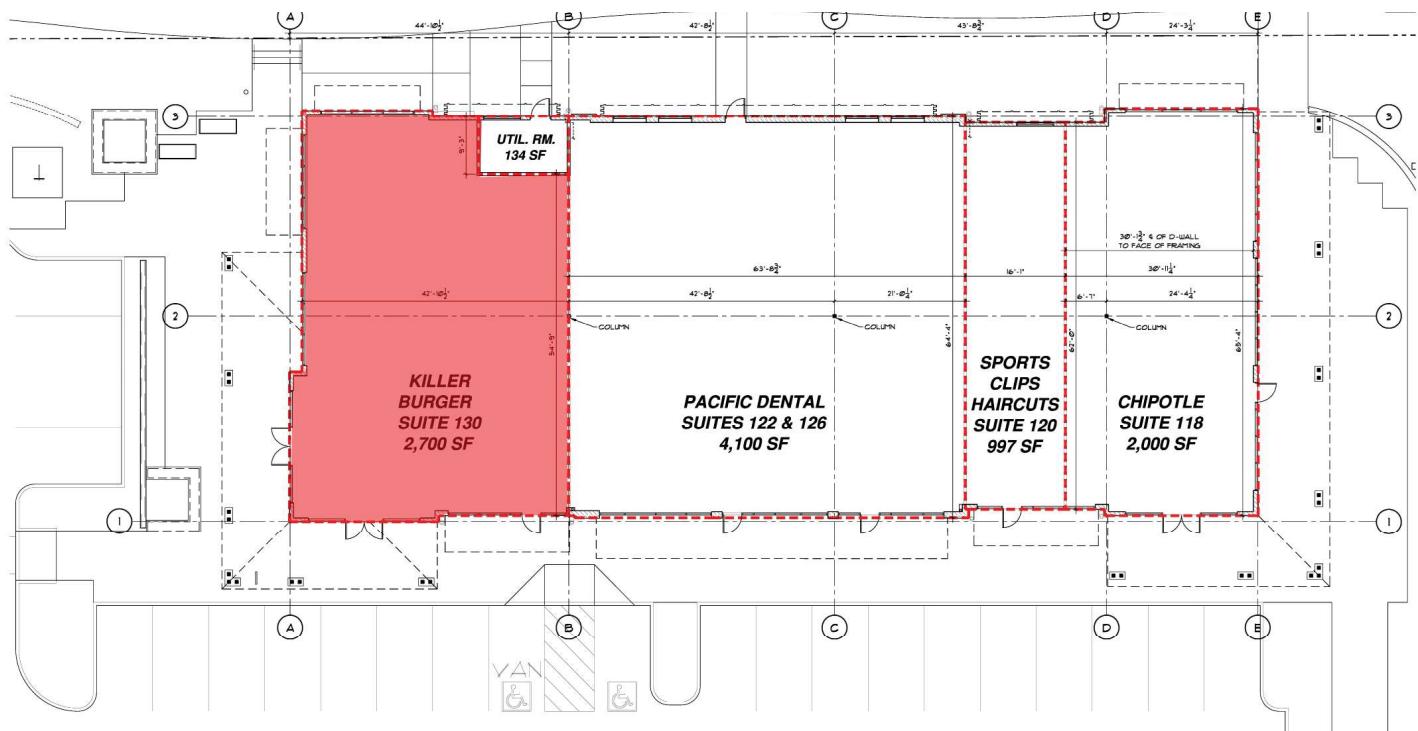
PARKWAY VILLAGE

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LEASING PLAN

SUITE 130

2,700 SF AVAILABLE



NOTABLE TENANTS INCLUDE:



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LEASING PLAN

SUITE 130

1,700 SF AVAILABLE



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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.