

# Shoppes at South Abington

1101 Northern Blvd | Clarks Summit, PA 18411

*Available*  
**± 1,200 - 10,780 SF**

±26,000 VPD

## Property Overview

**Shoppes at South Abington** is a 37,399 square-foot new construction retail project ideally located in South Abington Township, Pennsylvania, situated along Northern Boulevard (Route 11), which sees over ±26,000 VPD. The project has deals in place with national retailers that include Wendy's, Jersey Mike's, and Sheetz.

## Nearby Retailers

**weis**



**SHEETZ**



**Adam Hagerman | Dave Nicholson | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## Location

The project is strategically positioned with significant frontage in the market's primary retail corridor along Northern Boulevard. The site benefits from the high-volume traffic flow of Northern Boulevard, as well as its proximity to I-476 and I-81 which are major freeways in the market. Northern Boulevard acts as the area's focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. With a high concentration of traffic drive by the surrounding retail, and highways, the site pulls from not just the immediate area, but surrounding market points as well.



## Trade Area

Adding to the stability of the project, 1101 Northern Boulevard shows a 15-minute drive time demographic of over 114,391 people with household incomes of more than \$91,692 and daytime employment demographics equally as strong with 55,358. The demographics within a 5-mile radius include 75,323 people in 30,688 homes, a labor force of 32,159 with an average household income of \$97,669.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,652	75,323	150,764
TOTAL EMPLOYEES	14,446	32,159	64,432
AVERAGE HHI	\$136,849	\$97,669	\$89,240
TOTAL HOUSEHOLDS	8,721	30,688	61,569
TRAFFIC COUNTS: Northern Blvd (Hwy 6) - ±23,000 VPD			



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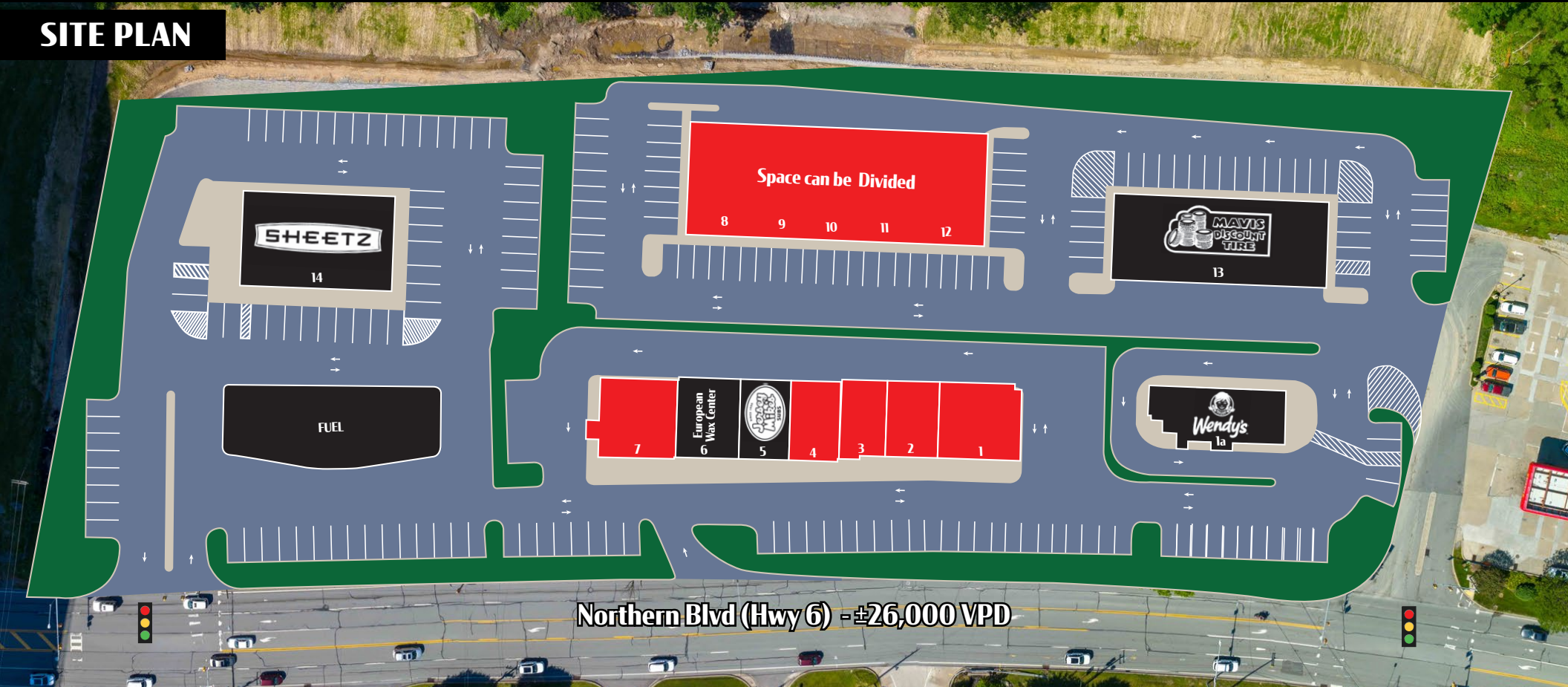
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## SITE PLAN



SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)
1a	Wendy's	2,456	4	AVAILABLE	1,450	8-12	AVAILABLE	10,780
1	AVAILABLE	2,270	5	Jersey Mike's	1,450	13	Mavis Discount Tires	7,380
2	AVAILABLE	1,450	6	European Wax Center	1,850	14	Sheetz	6,070
3	AVAILABLE	1,200	7	END CAP DRIVE-THRU AVAILABLE	UP TO 2,500			



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## MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE



## OUR LOCATIONS:

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3528 Concord Rd.  
York, PA 17402

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### **STATE COLLEGE OFFICE:**

330 Innovation Park, Suite 205  
State College, PA 16803

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



## LISTING AGENTS:



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### **CONTACT US**

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

