

# Shoppes at South Abington

1101 Northern Blvd | Clarks Summit, PA 18411

Available  
± 1,200 - 10,780 SF



## 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 ±23,000 VPD. The project has deals in place with national retailers that include Wendy's, Starbucks, Jersey Mike's, and Sheetz.

## Nearby Retailers



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)



COMMERCIAL BROKERAGE. *Redefined*

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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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,032	75,326	149,727
TOTAL EMPLOYEES	15,745	32,136	69,369
AVERAGE HHI	\$84,658	\$61,995	\$56,990
TOTAL HOUSEHOLDS	8,829	30,548	61,117

## Trade Area

Adding to the stability of the project, 1101 Northern Boulevard shows a 15-minute drive time demographic of over 188,260 people with household incomes of more than \$67,208 and daytime employment demographics equally as strong with 107,596. The demographics within a 5-mile radius include 75,326 people in 30,548 homes, a labor force of 32,136 with an average household income of \$61,995. The area's growth since 2000 has increased over 4.1% with over 1,331 new homes.

**TRAFFIC COUNTS:** Northern Blvd (Hwy 6) - ±23,000 VPD



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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	(Deal Pending) Fast Causal Mexican Restaurant	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	Starbucks	2,341			

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## MARKET AERIAL



**Shoppes at South Abington**

**SHEETZ** **Wendy's**

**Starbucks** **Jersey Mike's Subs** **MAVIS DISCOUNT TIRE**

**CHIPOTLE** MEXICAN GRILL **Starbucks**

**verizon** **ACE**

**Advance Auto Parts** **McDonald's**

**The UPS Store** **ups**

**SHEETZ**

**WELLS FARGO**

**BW** **Best Western.**  
Hotels & Resorts

**DQ**

**Krispy Kreme**  
DOUGHNUTS

**Comfort**

**Exxon**

**SUNOCO**

**Hampton**  
by HILTON

**JJ'S**

**weis**

**RITE AID**

**BURGER KING**

**TACO BELL**

**WAFFLE HOUSE**

**MOE'S**  
SOUTHWEST GRILL

**DUNKIN'**

**KFC**

**Citizens**  
SAVINGS BANK

**TALBOTS**

**UNITED STATES POSTAL SERVICE**

**CVS**  
pharmacy

# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## OUR LOCATIONS:

### **YORK OFFICE:**

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

### **WILLIAMSPORT OFFICE:**

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### **WEST CHESTER OFFICE:**

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

### **NEW JERSEY OFFICE:**

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



## LISTING AGENTS:



### **Adam Hagerman**

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### **Dave Nicholson**

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### **Brad Rohrbaugh**

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### **Chad Stine**

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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



# 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.

