

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



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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 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.

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

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



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SITE PLAN



Northern Blvd (Hwy 6) - ±23,131 VPD

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	Starbucks	2,341			

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MARKET AERIAL



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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

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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



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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.

