

Shoppes at South Abington

1101 Northern Blvd | Clarks Summit, PA 18411

Available
± 1,500 - 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



SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)
1	Wendy's	2,456	4	Jersey Mike's	1,400	7-11	AVAILABLE - CAN BE DIVIDED	10,780
2	AVAILABLE	4,923	5	European Wax Center	1,900	12	Mavis Discount Tires	7,380
3	AVAILABLE	1,450	6	Starbucks	2,350	13	Sheetz	6,070



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MARKET AERIAL



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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