



FOR SALE

MONROE MARKETPLACE LAND

330 Marketplace Blvd | Selinsgrove, PA 17870



RETAIL BROKERAGE.
REDEFINED.

Bennett Williams
RETAIL

EQUITY RETAIL BROKERS

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

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DISCLAIMER:

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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“At Bennett Williams, Your **Investments** Are Always in **Good Hands**.”



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MONROE MARKETPLACE LAND 12.01 ACRES FOR SALE

PROJECT

LOCATION

TRADE AREA

JOIN NATIONAL RETAILERS:



EXECUTIVE SUMMARY

MONROE MARKETPLACE LAND

Bennett Williams is pleased to exclusively offer for sale a 12.01 acre, commercially zoned piece of land available for sale next to Monroe Marketplace in Selinsgrove, PA along North Susquehanna Trail (33,000 VPD). The center is 499,636 square feet and anchored by Giant, Target & Kohl's with strong national co-tenants such as Dick's Sporting Goods, Best Buy, TJ Maxx, and more. The land is fitted for a variety of uses, including but not limited to retail, medical and service-oriented as well as destination users. Monroe Marketplace is an established power center in the heart of Selinsgrove that easily pulls customers from the surrounding markets from miles away.

The site offers excellent visibility and access along Route 11/15 (33,000 VPD), the main thoroughfare of the Selinsgrove market. The property offers access from two signalized intersections, one at Nina Drive and the other at Marketplace Blvd. Situated near notable national retailers such as Target, Giant, Walmart, Old Navy, Best Buy, as well as the popular Susquehanna Valley Mall, this anchored retail center extends the trade areas well over 15 miles to bring in high volumes of traffic from nearby residential and surrounding market points.

The demographics within a 10-mile radius include 69,560 people in 28,286 homes, a labor force of 58,337 with an average household income of \$71,644. The areas growth since 2000 has increased 9.9% with over 2,815 homes. The household expenditure in the retail sector within a 10-mile radius is over \$744.14 Million.

SITE PLAN



TENANTS

SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)	SPACE	TENANT	AREA (SQ FT)
LAND	AVAILABLE	12.01 ACRES	6C	Christopher & Banks	4,492	8E	PA Liquor Control Board	5,625
1A	Buffalo Wild Wings	5,000	6D	Five Below	7,200	8F	Giant Fuel	3,500
1B	TJ Maxx	24,000	6E	Sally Beauty Supply	1,600	8G	GNC	21,324
2	Kohl's	68,430	6F	Supercuts	1,600	8G1	Tony's Nails	21,324
4A	Deal Pending	21,324	7	Giant Food	76,000	9	Best Buy	22,503
5	Dick's Sporting Goods	51,119	8A	Tony's Nails	1,200	10C	Moe's Southwest Grill	2,800
6A	Ulta Salon	7,613	8B	Old Navy	14,730	10E	Longhorn Steakhouse	6,200
6B	Mattress Firm	6,233	8D	Michaels	20,649	11	Target	126,842

OVERVIEW PHOTO



MONROE MARKETPLACE LAND
12.01 ACRES FOR SALE



TJ-maxx



FIVE BELOW

GIANT

OLD NAVY

PETSMART

Michaels



NAP

GIANT GAS

BB&T



N SUSQUEHANNA TRAIL
±33,097 VPD

11



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



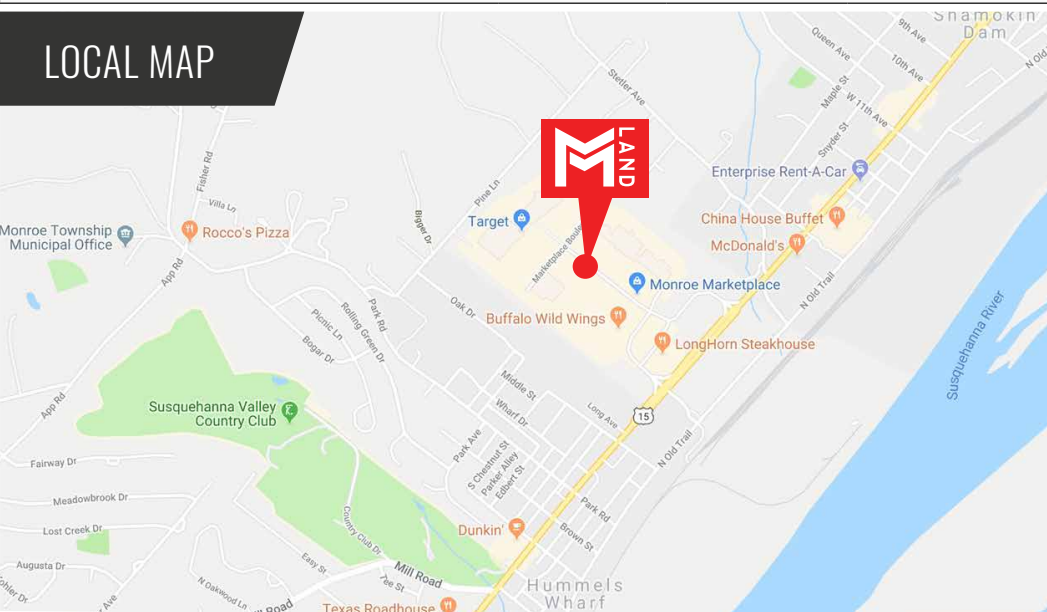
DEMOGRAPHICS / TRAFFIC



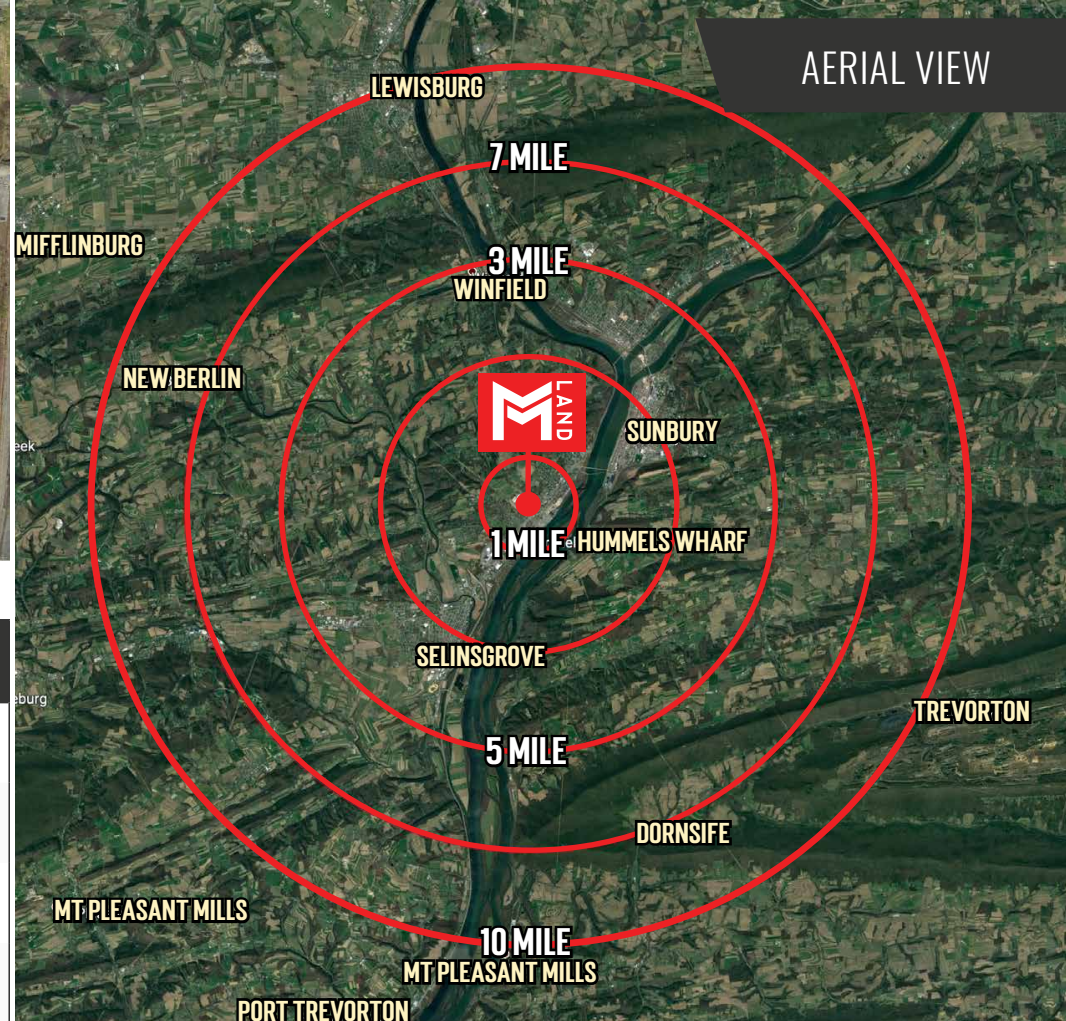
TRAFFIC COUNTS: N Susquehanna Trail (Route 11): **33,097 VPD**

DEMOGRAPHICS		5 MILE	7 MILE	10 MILE
	TOTAL POPULATION	34,697	42,052	69,271
	TOTAL EMPLOYEES	22,188	24,597	35,503
	AVERAGE HHI	\$67,147	\$68,643	\$71,533
	TOTAL HOUSEHOLDS	14,441	17,502	28,096

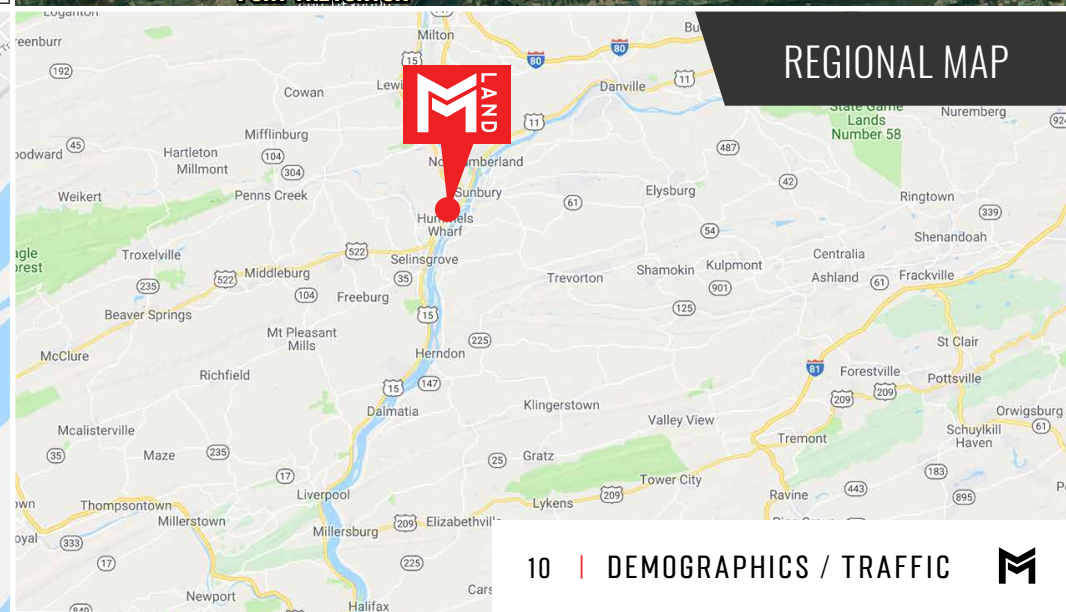
LOCAL MAP



AERIAL VIEW



REGIONAL MAP



MARKET AERIAL



Orchard Hills Shopping Center



Colonial Village Plaza



SITE



MARKET: SNYDER COUNTY

SNYDER COUNTY OVERVIEW

Snyder County is located in the Middle Susquehanna River Valley in north-central Pennsylvania and adjoins Union County to the north, Northumberland County to the east, Juniata County to the south and Mifflin County to the west. The County is 30 miles north of Harrisburg, along the western shore of the Susquehanna River and is part of the Central Pennsylvania Appalachian Region. The communities of Sunbury, Williamsport and Lewistown are the major regional urban centers serving the area. Regional centers of Wilkes-Barre, Scranton and Harrisburg also influence the County. Coupled with its major transportation routes of U.S. Route 11/15 and 522, Snyder County's geographic location greatly contributes to its dynamic composition.



POPULATION
40,570



MEDIAN HH INCOME
\$54,182



OF EMPLOYEES
20,054



MEDIAN AGE
39.7



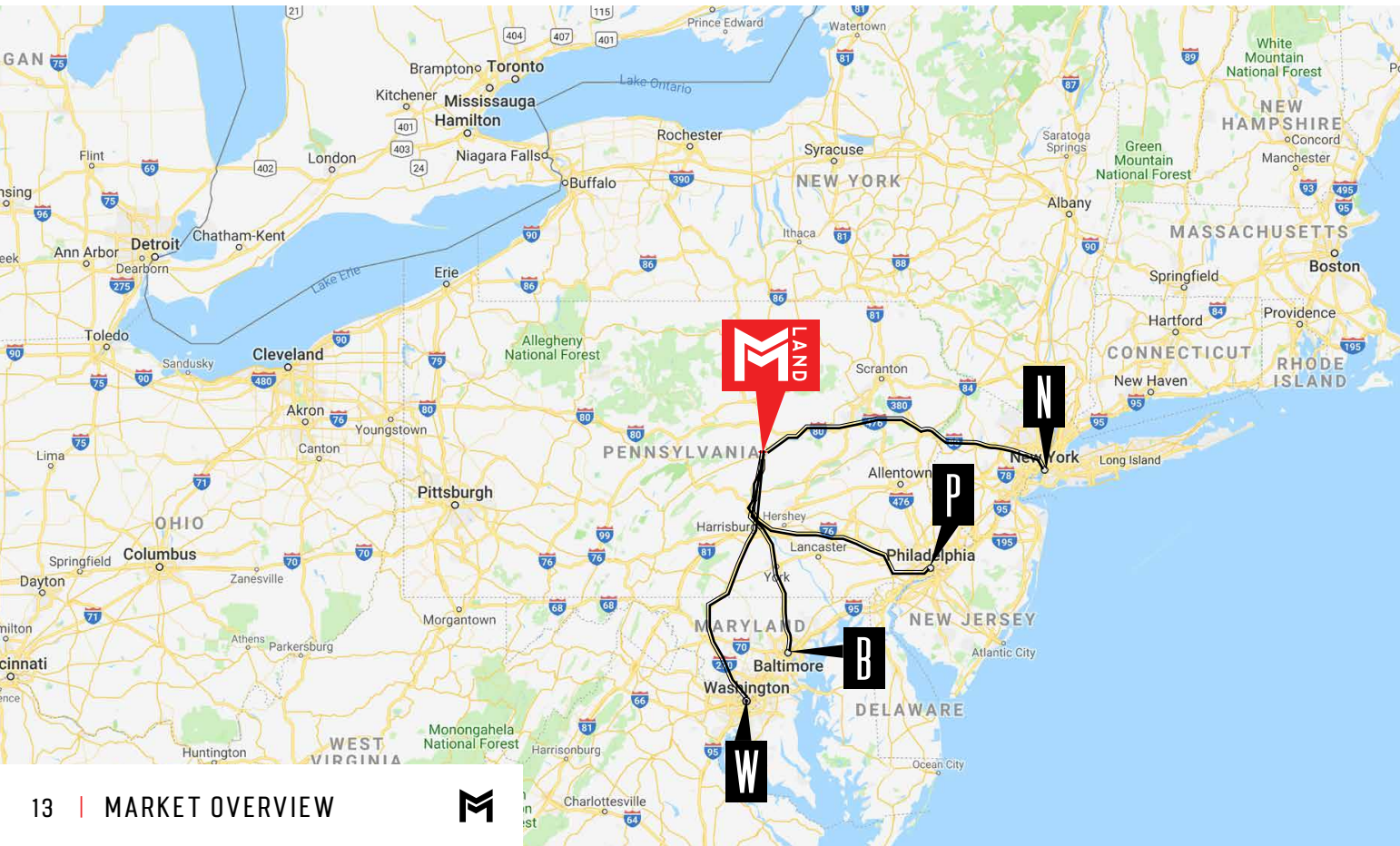
LOCATION & INFRASTRUCTURE

Snyder County is primarily a rural, agricultural community that is gradually being influenced by its transportation systems. These transportation systems provide the County with a high level of accessibility to regional urban centers, such as Harrisburg and Williamsport as well as some of the nation's largest MSAs including, Philadelphia, New York, Washington D.C. and Baltimore; all within a three hour drive. As a result, the County's eastern tier municipalities, predominately Selinsgrove, have experienced a tremendous amount of growth and development stemming outward from U.S. Route 11/15 and 522. Residents are also within a three hour flight to major destinations such as Boston, Chicago and Atlanta through direct flights from the Harrisburg Airport.



ACCESS TO REGIONAL HUBS

The location of Snyder County allows access to regional hubs like Philadelphia, New York City, Washington & Baltimore. All these locations are within a three hour drive from Snyder County.



TOP EMPLOYERS

1. Wood-Mode Inc.
2. State Government
3. Susquehanna University
4. National Beef
5. Selinsgrove Area School District
6. Conestoga Wood Specialties
7. Midd-West School District
8. Professional Building Systems Inc
9. Shamokin Dam Construction LLC
10. Wal-Mart Associates Inc



TOP COLLEGES

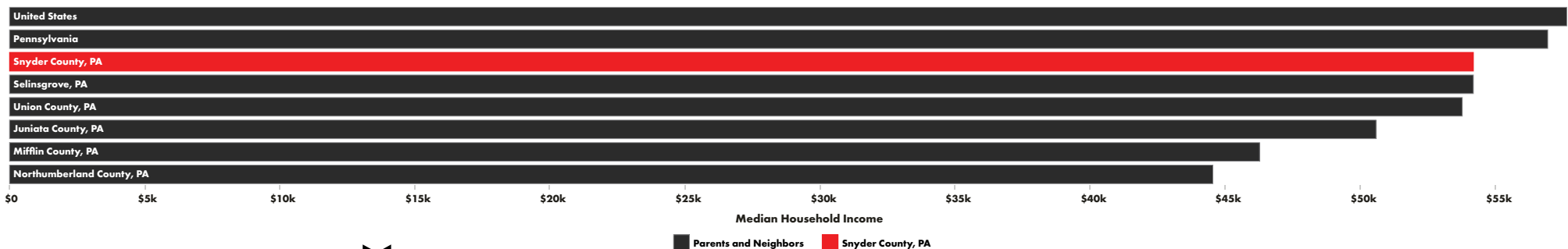
The Susquehanna Valley is home to multiple colleges that have specialized focuses, and are some of the premier institutions for their majors. All three have received recognition by Money Magazine in their August of 2016 edition, ranking schools based on affordability and alumni success.

COLLEGE	STUDENTS	AVG. ANNUAL TUITION
Bucknell University	3,611	\$56,092
Bloomsburg University	8,606	\$22,532
Susquehanna University	2,266	\$47,290



WAGES

Households in Snyder County, PA have a median annual income of \$54,182, which is less than the median annual income of \$60,336 across the entire United States. This is in comparison to a median income of \$51,110 in 2016, which represents a 6.01% annual growth rate.



ABOUT BENNETT WILLIAMS COMMERCIAL



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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Founded in 1992, the Retail Brokers Network, or, "RBN", is a retail networking group whose members specialize in Retail Real Estate Brokerage. Independent firms work together on a regional, national, and even the international level in all areas of commercial real estate including: tenant representation, investment sales, and project leasing.

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