

COLONIAL VILLAGE PLAZA

2700 N SUSQUEHANNA TRAIL | SHAMOKIN DAM, PA 17876

DOLLAR GENERAL

OneMain
Financial



Miracle-Ear

N SUSQUEHANNA TRL - ±40,000 VPD

JOIN RETAILERS



OneMain
Financial
Miracle-Ear

DOLLAR GENERAL

±1,500-16,000 SF
FOR LEASE



BLAKE SHAFFER | CALE BRUSO | ASHLEE LEHMAN | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Colonial Village Plaza, a 71,376 square foot neighborhood retail shopping center which is centrally located in Shamokin Dam, Pennsylvania along Route 15 (40,000 VPD). With national co-tenants such as Dollar General, Rent- A-Center, and One Main Financial just to name a few, Colonial Village Plaza sees an immense amount of local and regional shopping traffic. With its ideal mixture of national and regional tenants, the project is one of the go-to shopping destinations in this portion of the Shamokin Dam market.

LOCATION

Colonial Village Plaza is strategically positioned with significant frontage in one of the market's primary retail corridors along Route 15. Route 15 acts as one of the regional focal points for retail, with a trade area that extends more than 10-15 miles, attracting a vast customer demographic from the surrounding towns. Colonial Village Plaza has a high concentration of traffic generating tenants located within the immediate area including Giant, Kohl's, TJ Maxx, ULTA, Target, PLCB, Starbucks, Michael's, and many more.

TRADE AREA

Adding to the stability of the project, Colonial Village Plaza shows a 20 minute drive time demographic of over 112,734 people with household incomes of more than \$66,100 and daytime employment demographics of 65,645. The demographics within a 10-mile radius include 69,401 people in 27,566 homes, a labor force of 41,078 with an average household income of \$69,770. The area's growth over the last 10 years has increased over 9.2% since 2000 with over 2,032 new homes.

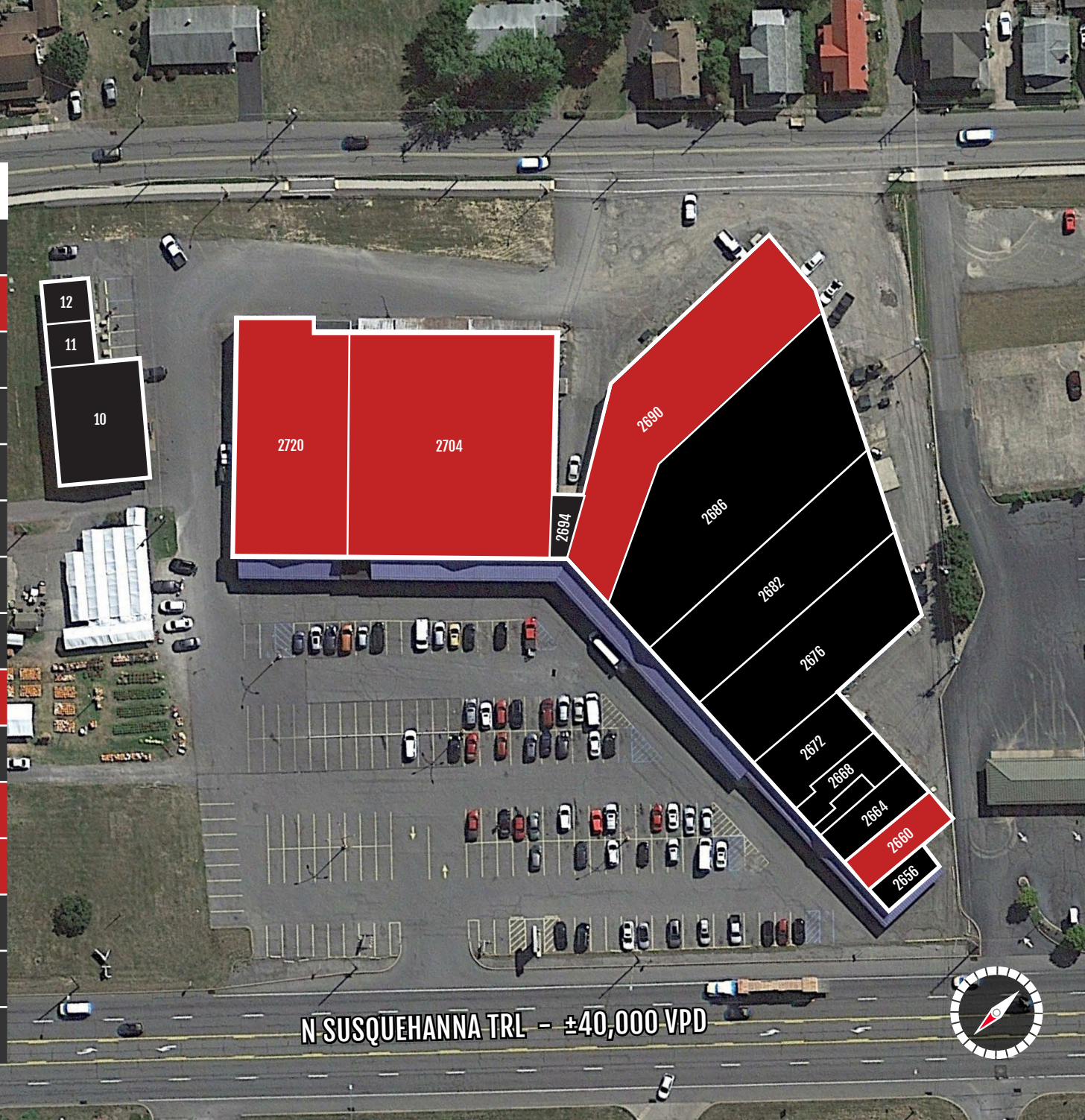


| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|--|----------|----------|----------|
| TOTAL POPULATION | 15,922 | 35,233 | 42,195 |
| TOTAL EMPLOYEES | 8,783 | 14,657 | 16,485 |
| AVERAGE HHI | \$53,529 | \$58,735 | \$60,343 |
| TOTAL HOUSEHOLDS | 6,891 | 14,163 | 16,844 |
| TRAFFIC COUNTS: N Susquehanna Trl (Rt 11/15) – ± 40,000 VPD | | | |



SITE PLAN

| SPACE | TENANT | AREA (SF) |
|-------|-------------------------|-----------|
| 2656 | TRADITIONAL HOME HEALTH | 600 |
| 2660 | AVAILABLE | 1,500 |
| 2664 | VILLA TERESA | 1,541 |
| 2668 | MIRACLE EAR | 1,088 |
| 2672 | ONE MAIN FINANCIAL | 1,751 |
| 2676 | RENT-A-CENTER | 4,200 |
| 2682 | DOLLAR GENERAL | 9,300 |
| 2686 | CHINA HOUSE BUFFET | 11,300 |
| 2690 | AVAILABLE | 11,300 |
| 2694 | DCR NUTRITION | 520 |
| 2704 | AVAILABLE | 16,000 |
| 2720 | AVAILABLE | 8,632 |
| 10 | WILLARD BATTERY OUTLET | 2,249 |
| 11 | GATOR'S GUNS | 841 |
| 12 | GATOR'S GUNS | 554 |



N SUSQUEHANNA TRL - ±40,000 VPD



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MARKET AERIAL

MONROE MARKETPLACE

GIANT **DICK'S SPORTING GOODS**
KOHL'S
OLD NAVY **ROSS DRESS FOR LESS**
five BELOW
BEST BUY **ULTA BEAUTY**

ORCHARD HILLS

DOLLAR TREE
TRACTOR SUPPLY CO
planet fitness
OLLIE'S

COLONIAL VILLAGE PLAZA

DOLLAR GENERAL
OneMain Financial
Miracle-Ear
RAC

SUSQUEHANNA VALLEY MALL

JOANN **AMC THEATRES**
Bath & Body Works
Denny's **HOBBY LOBBY**
TACO BELL **GameStop** **Applebee's**

PAPA JOHN'S
Safelite AutoGlass
CHIPOTLE
Turkey Hill
DUNKIN'
Panera BREAD
verizon
LOWE'S
MR. TIRE
DQ
Rita's
Perkins
Wendy's

EconoLodge
BURGER KING
KFC
LONG JOHN SILVER'S
Arby's
Auto Zone
Hampton Inn
McDonald's
HARBOR FREIGHT TOOLS
Pizza Hut
Hoss's
ALDI
Bob Evans



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



BLAKE SHAFFER

BShaffer@bennettwilliams.com



CALE BRUSO

CBruso@bennettwilliams.com



ASHLEE LEHMAN

ALehman@bennettwilliams.com



AUSTIN ECKENRODE

Austin@bennettwilliams.com



BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



CHAD STINE

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

