

# COLONIAL VILLAGE PLAZA

2700 N SUSQUEHANNA TRAIL | SHAMOKIN DAM, PA 17876

**DOLLAR GENERAL**

**OneMain**  
Financial



**Miracle-Ear**

**JOIN RETAILERS**



**OneMain**  
Financial

**Miracle-Ear**

**DOLLAR GENERAL**

**N SUSQUEHANNA TRL - ±40,000 VPD**

**±8,632-16,000 SF  
FOR LEASE**



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For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# 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.



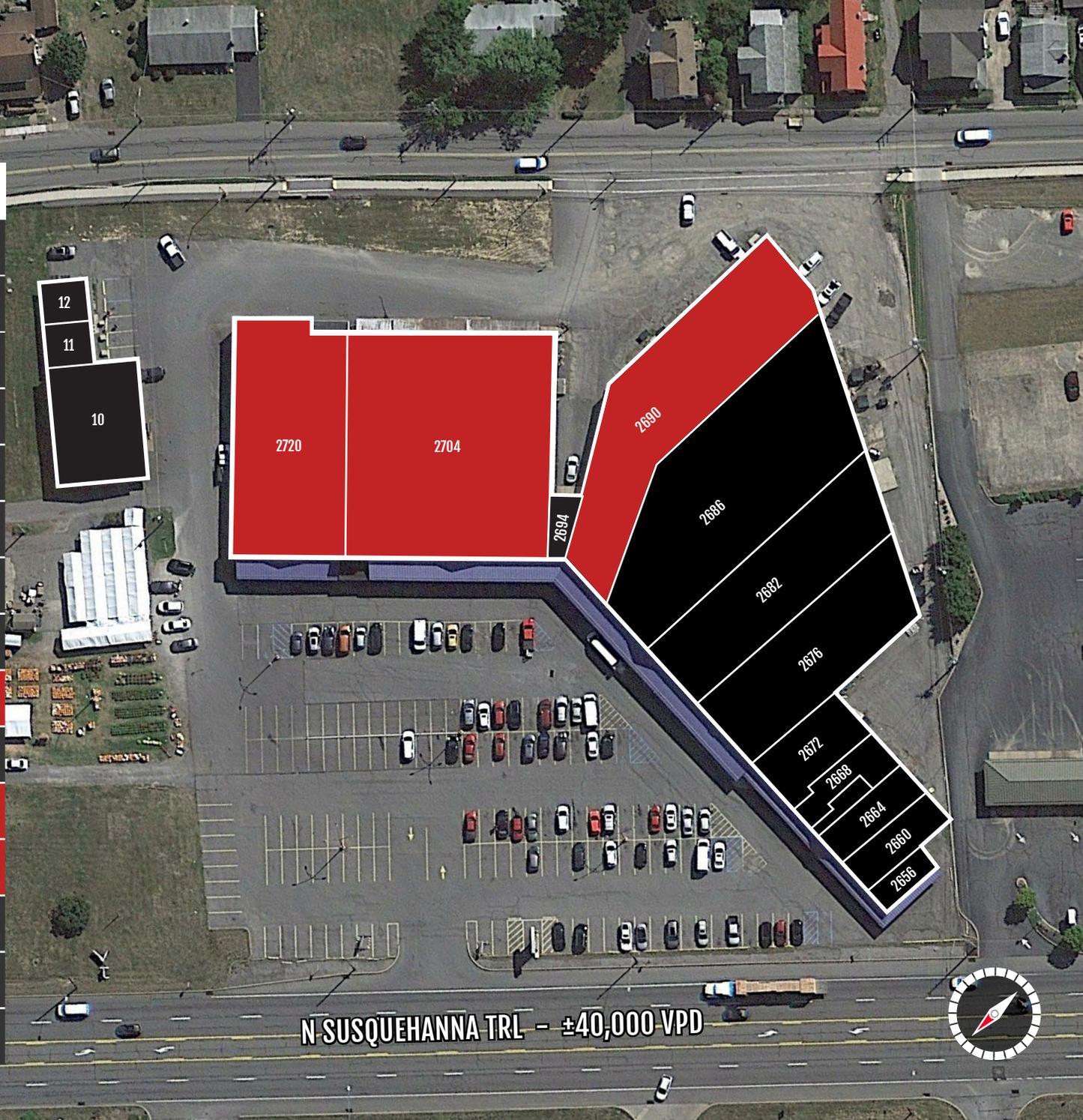
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,922	35,233	42,195
TOTAL EMPLOYEES	8,783	14,657	16,485
AVERAGE HHI	\$53,529	\$58,735	\$60,343
TOTAL HOUSEHOLDS	6,891	14,163	16,844

**TRAFFIC COUNTS:**  
N Susquehanna Trl (Rt 11/15) - ± 40,000 VPD



# SITE PLAN

SPACE	TENANT	AREA (SF)
2656	TRADITIONAL HOME HEALTH	600
2660	GOODFELLA BARBERSHOP	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

# MARKET AERIAL

**MONROE MARKETPLACE**

**ORCHARD HILLS**

**COLONIAL VILLAGE PLAZA**

**SUSQUEHANNA VALLEY MALL**



## 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
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

## LISTING AGENTS:



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## CONTACT US

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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.

