

HOBBY LOBBY

center

4005 Commerce Blvd | Dickson City, PA 18519

Fully Leased



Nearby



KOHL'S



REGAL



4005 Commerce Blvd is a shopping center anchored by Hobby Lobby in Dickson City, PA. The center sits along the main retail corridor of Dickson City and has co-tenants such as Five Below and Yogurt City, and is surrounded by national retailers such as Kohls, Target, and Wal-Mart, to name a few. The center has great visibility, pylon signage at a signalized intersection, and multiple points of ingress/egress. This presents a great opportunity for any retailer looking to improve their brand in the Dickson City market.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Commerce Blvd is a main traffic artery that carries local traffic from Route 6 and surrounding areas to the Target, Walmart, Home Depot, and Viewmont Mall. Other retailers and restaurants in the area include Starbucks, Hobby Lobby, Regal Cinema/IMAX, Michaels, Texas Roadhouse, Primanti Brothers, Chipotle, Olive Garden, Red Lobster, Petsmart, TJ Maxx, Books-A-Million, Macy's, and Homegoods.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,534	42,813	121,171
TOTAL EMPLOYEES	3,808	19,287	62,478
AVERAGE HHI	\$64,307	\$71,289	\$73,462
TOTAL HOUSEHOLDS	1,600	17,991	49,560

TRAFFIC COUNTS: Scranton Carbondale Hwy - ± 29,000 VPD

Available Space



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Trade Area

Dickson City is on the north side of Scranton less than 10 minutes from downtown. It pulls from a population of approximately 154,000 people. The area has strong daytime employment with approximately 77,296 employees within 5 miles. The site is within a 10 minute drive from Maywood College, Penn State Scranton, Scranton University, and Geisinger School of Medicine. The property is located in the dominant retail corridor of Scranton with easy access from Route 6, Interstate 81, the Central Scranton Expressway, and PA turnpike.



HOBBY LOBBY
center

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HAND · STONE
MESSAGE AND FACIAL SPA
MESSAGE | FACIALS | WAXING

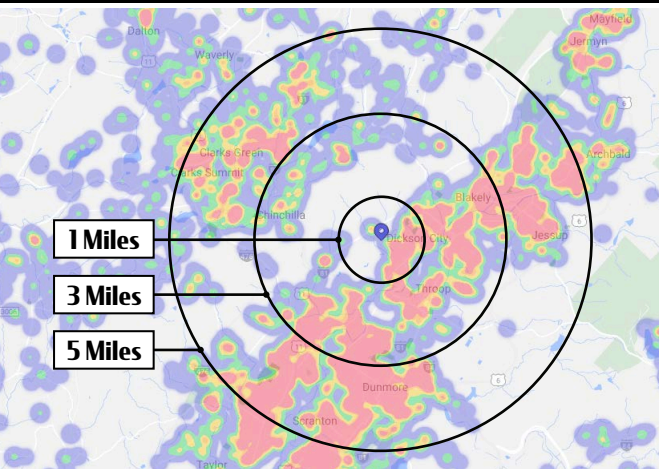
five BELOW

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VISITS PER YEAR

1.5M



AVG. DWELL TIME

66 Minutes



STATE RANKING

194/317



HOBBY LOBBY

Annual Visits

613.2K

State Ranking

1/21

CENTER STATS

five BELOW

Annual Visits: 80K

HOBBY LOBBY

Annual Visits: 613.2K
1/21 State Ranking



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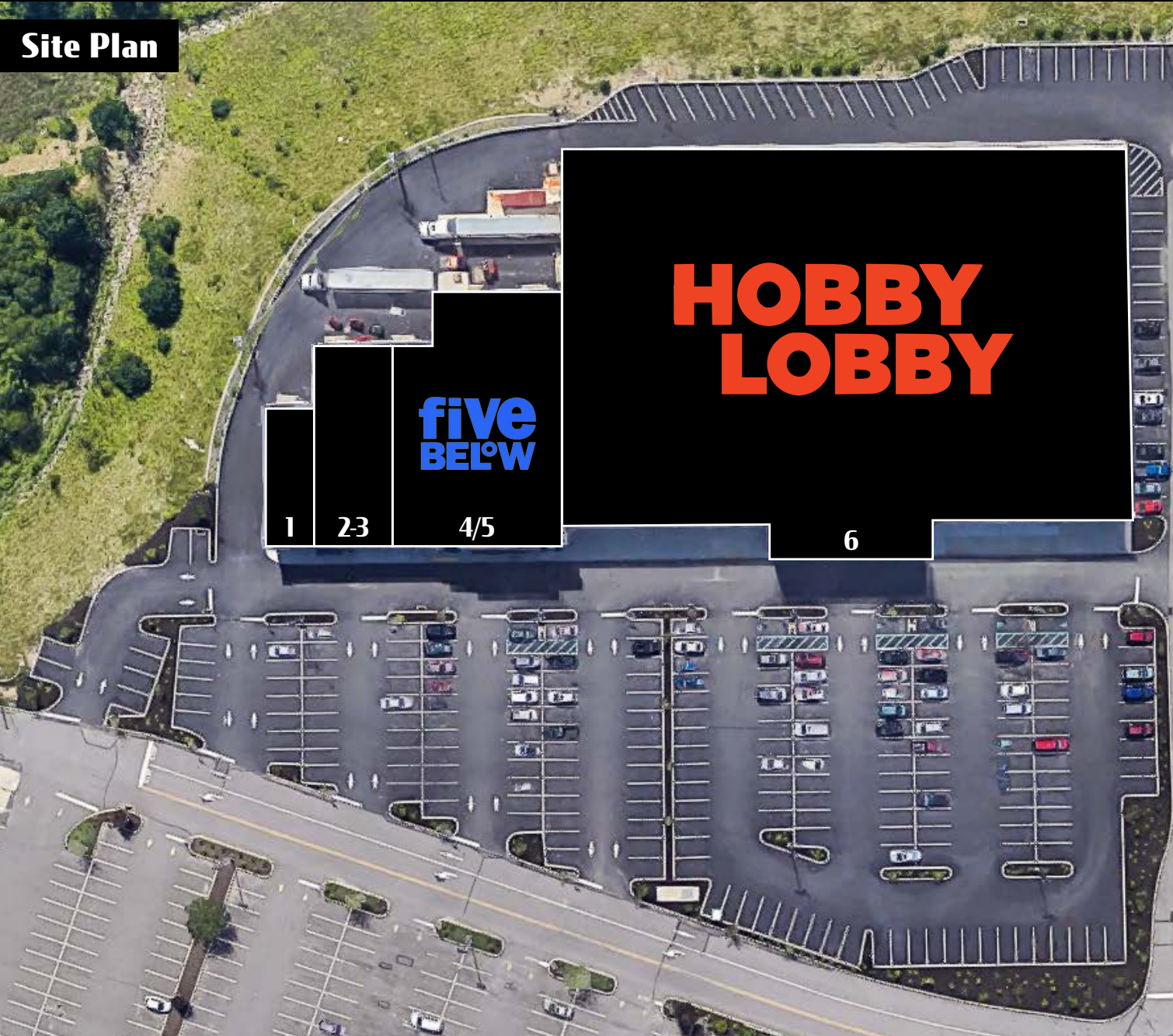
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Site Plan



SUITE	TENANT	SF
1	AVAILABLE	1,400
2-3	Hand & Stone Massage Facial Spa	3,870
4/5	Five Below	10,500
6	Hobby Lobby	52,450
CENTER TOTAL		68,220



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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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