

INDIANA GATEWAY SHOPPES

PHILADELPHIA ST & 4TH ST | INDIANA, PA 15701

**AVAILABLE SPACES
(CAN BE COMBINED)**

verizon✓



±13,000 VPD

±12,000 VPD

± 1,160 - 3,384 SF • FOR LEASE



BLAKE SHAFFER | JOE SPAGNOLA | BRAD ROHRBAUGH | CHAD STINE

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Indiana Gateway Shoppes is an 8,899 SF retail redevelopment that is ideally located in the heart of downtown Indiana and its retail hub. The project is situated at the intersection of 4th Street (12,000 CPD) and Philadelphia Street (13,000 CPD). Indiana Gateway Shoppes is a new construction, redevelopment that provides a great opportunity for any retailer to enter into the tight downtown market of Indiana. The project features Verizon Wireless as its main Tenant with spaces available from 1,160 to 3,384 square feet. The project is also within close proximity to Indiana University of Pennsylvania which has over 15,000 students.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	25,790	32,325	39,317
EMPLOYEES	17,711	19,556	21,180
AVERAGE HHI	\$65,523	\$69,785	\$70,232
HOUSEHOLDS	10,353	13,097	16,105



SITE PLAN

SPACES CAN BE COMBINED
±1,160-3,384 SF

verizon✓

1

2

3

4

A&B TOBACCO

5-6



7

SUITE	TENANT	SF
1	VERIZON	1,866
2	AVAILABLE (FORMER CELLULAR STORE)	1,160
3	AVAILABLE	1,162
4	AVAILABLE	1,162
5-6	A&B TOBACCO	2,149
7	DOMINO'S PIZZA	1,400



MARKET OVERVIEW

SITE



SHEETZ

DUNKIN'

market

Pizza Hut



Hilton Garden Inn

HOSS'S FAMILY STEAK & SEA

TACO BELL



Arbys



DUNKIN'

CHIPOTLE

MARTIN'S TJ-maxx
JOANN OLLIE'S OUTLET
DOLLAR TREE holiday hair
PRIMANTI BROS. The UPS Store

BURGER KING

POPEYES

Wendy's

O'Reilly AUTO PARTS

TSC TRACTOR SUPPLY CO

SHEETZ

INDIANA MALL

KOHL'S JCPenney
Dunham's SHOE DEPT.
HARBOR FREIGHT TOOLS **maurices** **Hallmark**
GNC **Auntie Anne's**

Holiday Inn Express

Eat'n Park

ALDI

CVS pharmacy



INDIANA WEST
BIG LOTS! **DOLLAR GENERAL**
S&T Bank **planet fitness** **THE SALVATION ARMY**

TOWN FAIR PLAZA
giant eagle **LOWE'S**
PETSMART **SUBWAY**
verizon **Michaels**
FINE WINE & GOOD SPIRITS **MAKE CREATIVITY HAPPEN**

Walmart **petco**
GameStop **Staples**
Bath & Body Works

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

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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.

