

±1,160 - 3,384 SF

# Indiana Gateway Shoppes

FOR LEASE

Philadelphia St & 4th St | Indiana, PA 15701



## Overview

Indiana Gateway Shoppes is an 8,899 square-foot 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.

Join



verizon



Blake Shaffer | Joe Spagnola | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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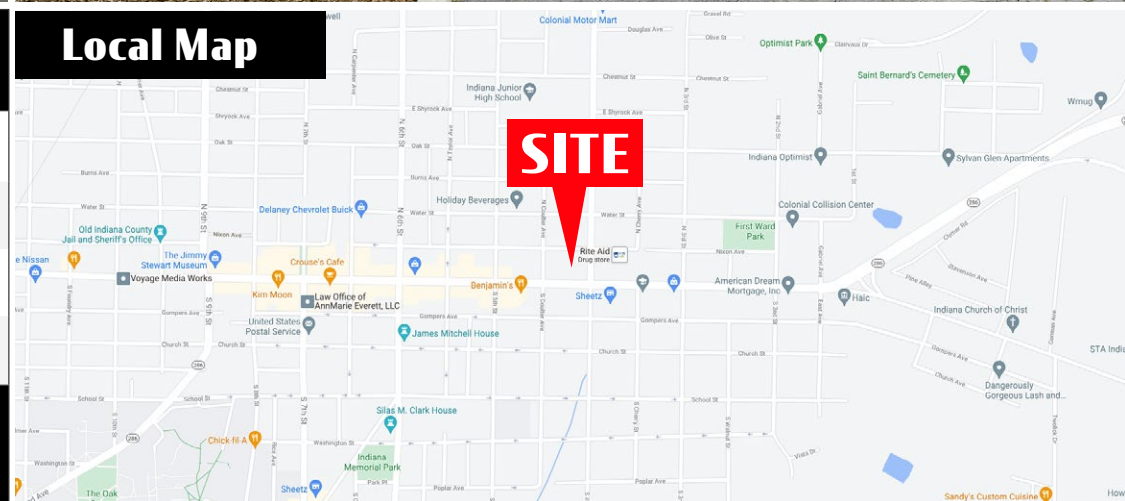
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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	25,790	32,325	39,317
TOTAL EMPLOYEES	17,711	19,556	21,180
AVERAGE HHI	\$65,523	\$69,785	\$70,232
TOTAL HOUSEHOLDS	10,353	13,097	16,105



TRAFFIC COUNTS: **Philadelphia Street** - ±13,000 VPD



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## SITE PLAN

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

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



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## MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE

## 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 107  
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.

