

±1,162 - 2,324 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 1,162 to 2,324 square feet. The project is also within close proximity to Indiana University of Pennsylvania which has over 15,000 students.

Join 

metro
by T-Mobile

verizon

BW COMMERCIAL
 Blake Shaffer | Joe Spagnola | Brad Rohrbaugh | Chad Stine
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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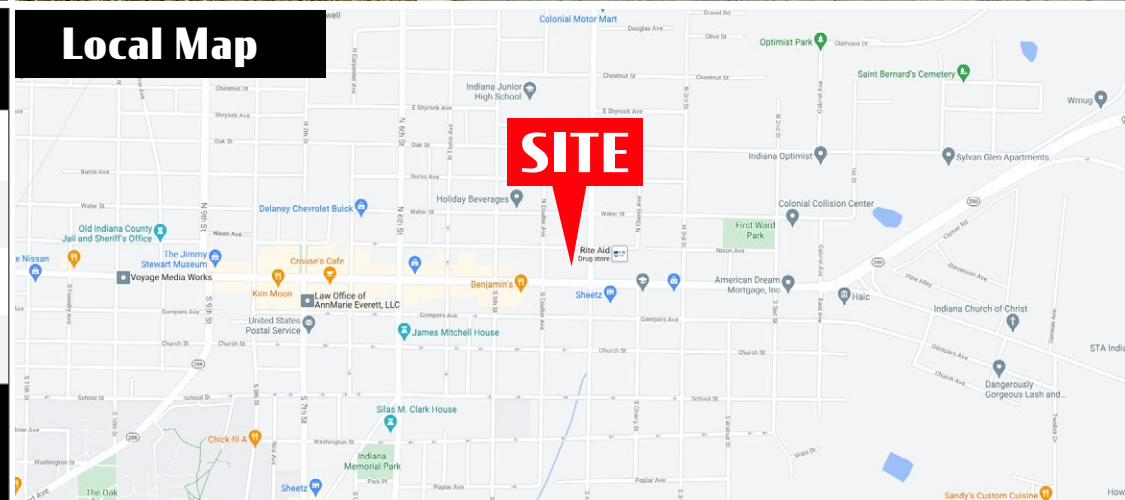
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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	25,790	32,325	39,317
TOTAL EMPLOYEES	17,711	19,556	21,180
AVERAGE HHI	\$65,523	\$69,785	\$70,232
TOTAL HOUSEHOLDS	10,353	13,097	16,105



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



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SITE PLAN

SPACES CAN BE SPLIT
±2,324 SF

PHILADELPHIA STREET
13,000 CPD

verizon

1

metro
by T-Mobile

2

3

4

A&B TOBCCO

5-6



7

SUITE	TENANT	SF
1	VERIZON	1,866
2	METRO BY T-MOBILE	1,160
3	AVAILABLE	1,162
4	AVAILABLE	1,162
5-6	A&B TOBACCO	2,149
7	DOMINO'S PIZZA	1,400

4TH STREET
12,000 CPD



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MARKET AERIAL



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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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