

# SHOPPES ON SUSQUEHANNA

113 Woodbine Street | Hazleton, PA | 18202

+/- 2,500 SF | FOR LEASE



## PROJECT

Shoppes on Susquehanna is a 8,030 square-foot new construction retail project ideally located along Susquehanna Boulevard (25,000 CPD) in Hazleton, Pennsylvania. The project features Starbucks and Ethos, with 2,500 square feet remaining. This project is surrounded by other leading, national retailers such as Wal-Mart, Regal Cinemas, ALDI, Damon's, Denny's and Panera Bread, just to name a few.

## LOCATION

Shoppes on Susquehanna is strategically positioned with significant frontage along the market's primary retail corridor, Susquehanna Boulevard. The site benefits from the high-volume traffic flow of I-81, which is one of the area's heaviest traveled highways. Susquehanna Boulevard acts as the area's focal point for retail, with a trade area that extends further than 10 miles, attracting a vast customer base. With a high concentration of traffic driven by the surrounding retail, the center pulls from not just the immediate market point, but surrounding towns and communities.

## TRADE AREA

Adding to the stability of the project, the project shows a 25-minute drive time demographic of over 184,737 people with household incomes of more than \$60,352 and daytime employment demographics equally as strong with 70,222. The demographics within a 10-mile radius include 75,573 people in 30,829 homes, a labor force of 32,277 with an average household income of \$61,022. The area's growth since 2000 has increased over 4.7% with 1,458 new homes.

NEARBY



POPULATION		3 MILES - 23,947	EMPLOYEES		3 MILES - 16,486
		5 MILES - 48,177			5 MILES - 38,619
		7 MILES - 61,537			7 MILES - 49,659
AVERAGE HH		3 MILES - \$58,007	HOUSEHOLDS		3 MILES - 9,528
		5 MILES - \$59,656			5 MILES - 19,227
		7 MILES - \$59,536			7 MILES - 24,887

TRAFFIC COUNTS: SUSQUEHANNA BLVD: 20,000 VPD



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE | DAVE NICHOLSON  
717-843-5555  
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER		
SPACE	TENANT	AREA (SF)
1	STARBUCK'S	2,000
2	ETHOS CANNABIS	3,500
3	AVAILABLE	2,500



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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**Bennett Williams**  
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