

For Lease

# SHOPPES AT PUGHTOWN

±1,142 SF

2317 Pottstown Pike | Pottstown, PA | 19465



## Property Overview

**Shoppes at Pughtown** is a small neighborhood shopping center with over 7,000 square feet of retail space, located just south of the intersection of Route 100 (Pottstown Pike) and Route 23. The center is on the southbound side of Route 100 (Pottstown Pike). Over 15,000 vehicles per day pass by the site. Key tenants include Dunkin Donuts, Bravo Pizza, Rita's Water Ice, and Coventry Dental. There is visibility/signage opportunity on pylon sign; ample parking is available.



Bill Hess 610.656.6404

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## Trade Area

The trade area includes the greater South Coventry Township just south of Pottstown on busy Route 100. Over 9,000 people live within a 3-mile radius of Shoppes at Pughtown, with an average household income exceeding \$180,000/year within 3 miles. This property is adjacent to South Coventry Park and 1/4 mile from Owen J Roberts High School.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	9,223	31,300	107,424
TOTAL EMPLOYEES	2,303	7,677	48,376
AVERAGE HHI	\$181,904	\$150,453	\$120,530
TOTAL HOUSEHOLDS	3,326	11,596	41,753

**TRAFFIC COUNTS: Pottstown Pike ± 15,944 VPD**



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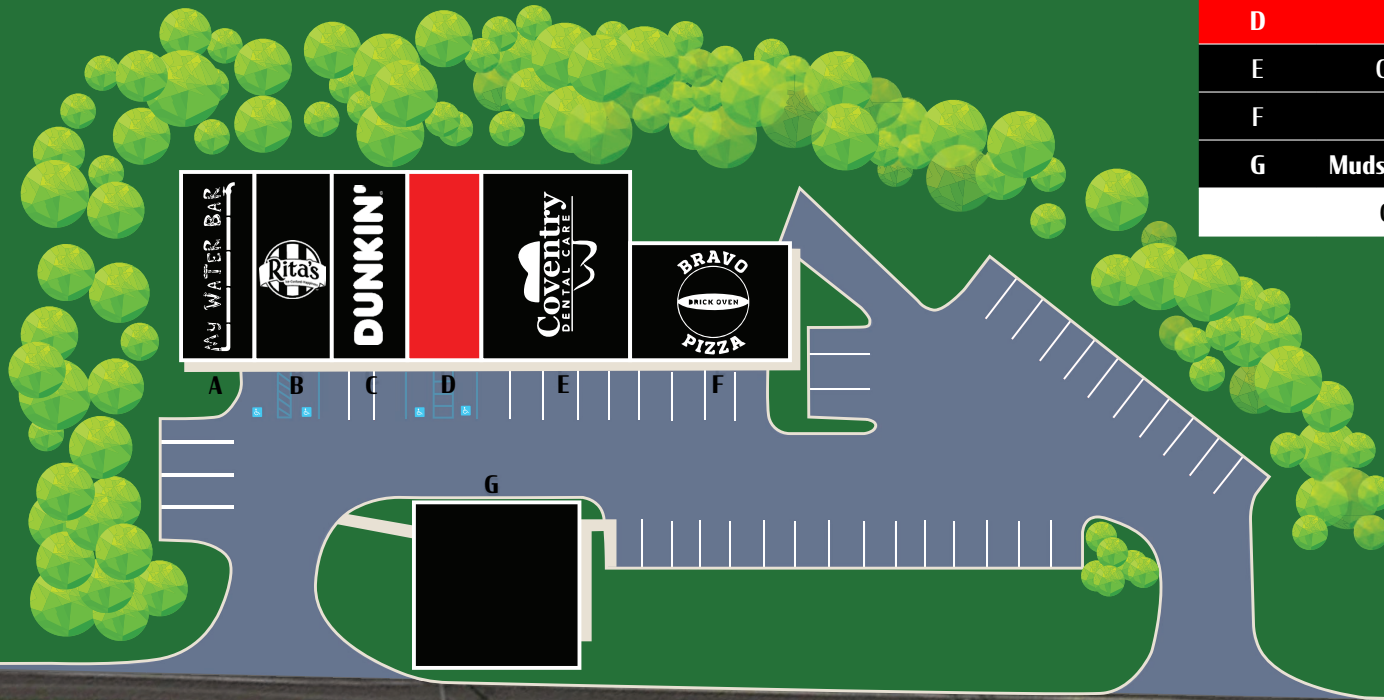
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## SITE PLAN



SUITE	TENANT	SF
A	My Water Bar	1,142
B	Rita's	1,142
C	Dunkin Donuts	1,142
<b>D</b>	<b>AVAILABLE</b>	<b>1,142</b>
E	Coventry Dental	1,648
F	Bravo Pizza	1,527
G	Mudslingers Studios PA	1,800
CENTER TOTAL		9,543

POTTSTOWN PIKE



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## MARKET AERIAL



**Shoppes at Pughtown**

**DUNKIN'**

**Rita's**  
Ice Cream & Popovers

**BRAVO**  
BRICK OVEN  
PIZZA

Valley Forge  
Kitchen & Bath

Lang's Lawn-Tree  
and Pest Control

Pughtown  
Agway

# 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.



## LISTING AGENTS:

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### WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Ln. Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
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### CONTACT US

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