

SUNSET CROSSING

1550 Main Street | Dickson City, PA 18519

AVAILABLE FOR LEASE

±2,350 – 6,000 SF

Main Street - ±12,000 VPD

Join **GIANT.**  **OneMain**
Financial holiday hair

Sunset Crossing is a well-located 74,142 square foot Giant anchored shopping center located along Main Street in Dickson City, PA. The center has OneMain Financial and Holiday Hair as co-tenants and is surrounded by national retailers such as CVS, Dollar Tree, UPS, and Dunkin' Donuts, to name a few. The center offers convenient access from Main Street with excellent visibility and significant frontage. Sunset Crossing is a great opportunity for any retailer looking to enter a strong retail market.

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York Office: 3528 Concord Rd. York, PA 17402
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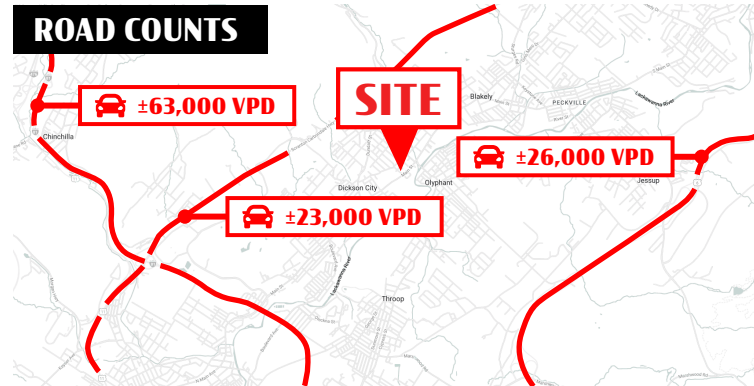
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Location

Sunset Crossing is strategically located along the busy corridor of Main Street (12,000 VPD) in Dickson City, PA. The property's positioning offers convenient access to highly traveled I-81 (63,000 VPD) and Route 6 (26,000 VPD), which is one of the main East-West thoroughfares of the Dickson City market. The center offers multiple points of access along Main Street and Sunset Drive. The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods with nearby schools and major employers. With the high-volume flow of traffic from the nearby retail and residential areas, Sunset Crossing easily pulls from the immediate and surrounding market points.



Trade Area

Adding to the stability of the center, Sunset Crossing shows a 20-minute drive time demographic of over 231,895 people with household incomes of more than \$68,160 and daytime employment demographics equally as strong with 191,756. The demographics within a 10-mile radius include 193,836 people in 83,253 homes, a labor force of 159,650 with an average household income of \$67,372. The area's growth since 2000 has increased over 4.3% with 4,359 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	36,483	100,549	152,989
TOTAL EMPLOYEES	16,457	50,528	71,945
AVERAGE HHI	\$70,426	\$74,217	\$74,661
TOTAL HOUSEHOLDS	15,669	41,050	62,834
TRAFFIC COUNTS: Main Street ± 12,000 VPD			



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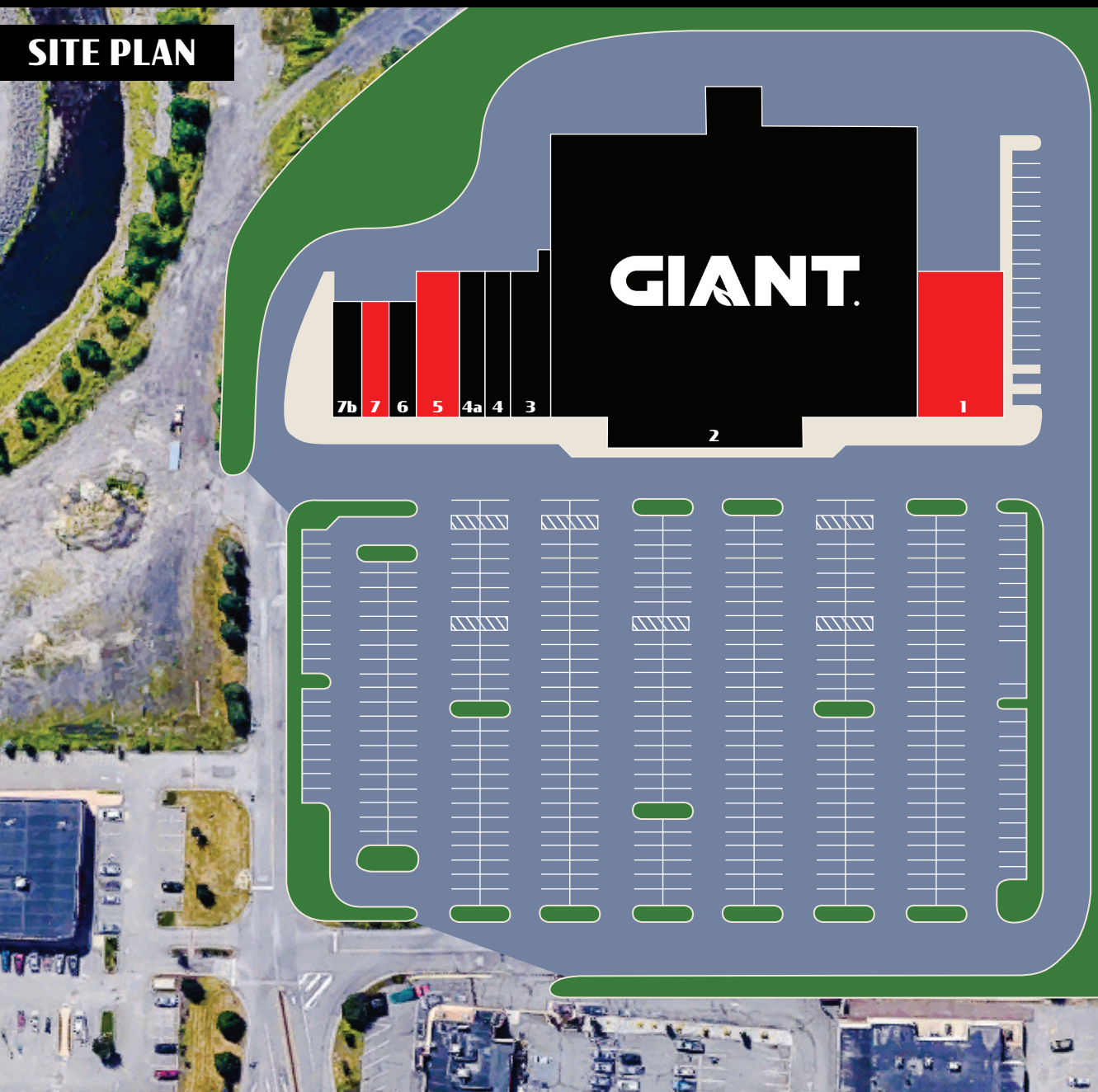
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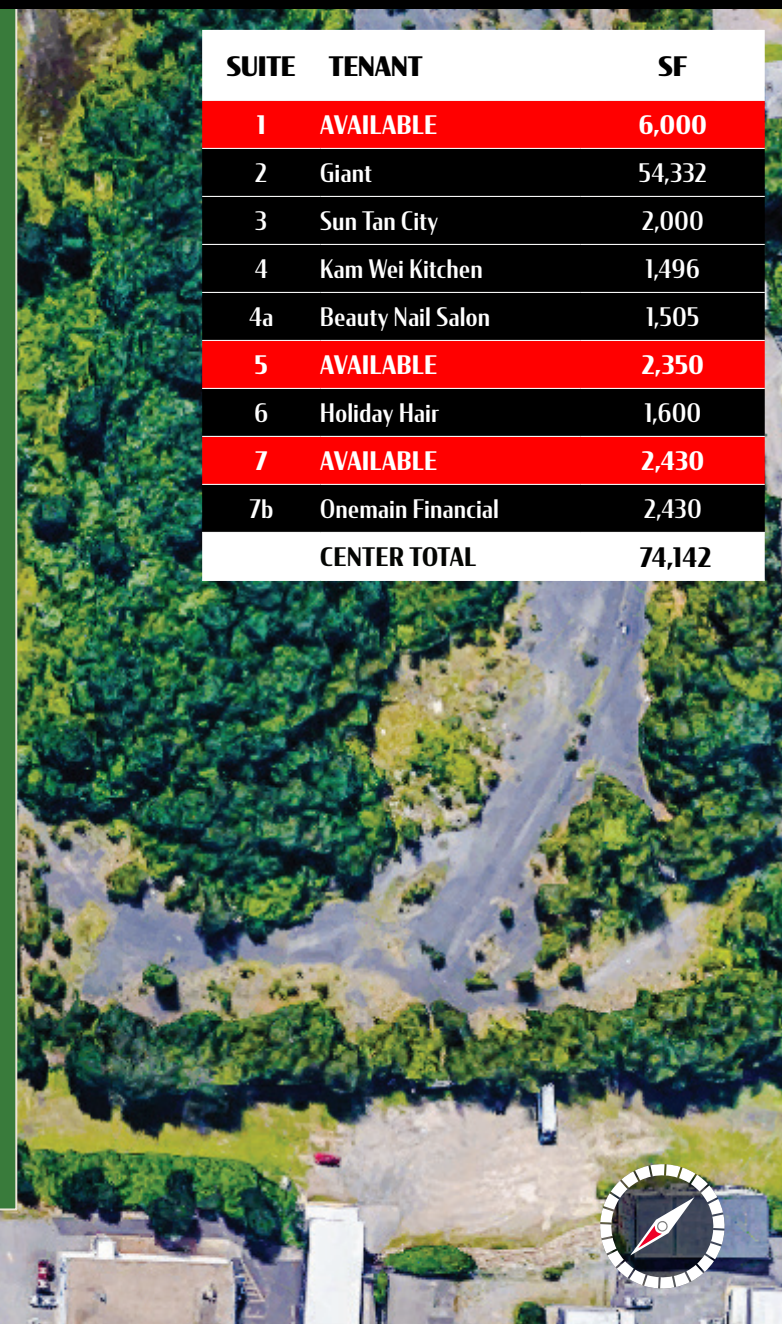
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SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE	6,000
2	Giant	54,332
3	Sun Tan City	2,000
4	Kam Wei Kitchen	1,496
4a	Beauty Nail Salon	1,505
5	AVAILABLE	2,350
6	Holiday Hair	1,600
7	AVAILABLE	2,430
7b	Onemain Financial	2,430
CENTER TOTAL		74,142



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MARKET AERIAL



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