

AVAILABLE FOR LEASE

BIRNEY PLAZA

Bennett Williams
COMMERCIAL REAL ESTATE

3409 Birney Ave | Moosic, PA 18507



JOIN RETAILERS



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine | Dave Nicholson
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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PROJECT OVERVIEW

Join Wilkes-Barre/Scranton's newest ShopRite Grocery Store at the Birney Plaza in Moosic, PA. The shopping center is going through a complete redevelopment including the addition of an 78,000 SF ShopRite Grocery Store. Other well established co-tenants include Ace Hardware, Dollar Tree, ProFitness, and Empire Beauty School. Multiple options available for inline retail space and pad opportunities. The spaces are fitted for a variety of uses, including but not limited to medical, retail, and service-oriented users with plenty of parking. Birney Plaza sits on Birney Avenue (Route 11) providing great visibility and convenient access off the market's main thoroughfare.

ANCHOR TENANTS

Shoprite - 78,000 SF

Ace Hardware - 26,956 SF

Pro Fitness - 16,406 SF

AVAILABLE SPACE

± 1,000 - 3,000 SF + Retail Pad Space



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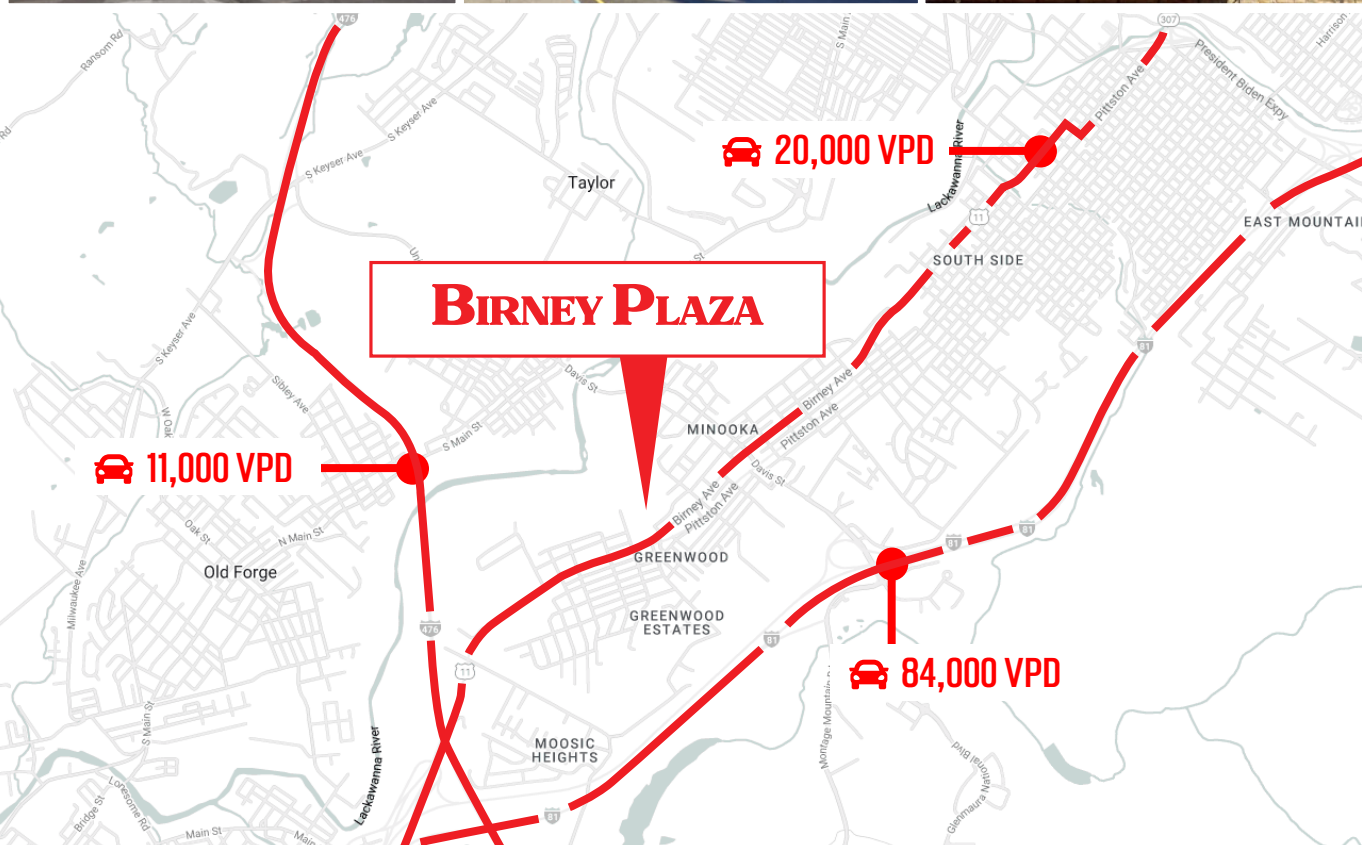
PROPERTY LOCATION

Birney Plaza has great visibility and signalized access to Route 11 ($\pm 20,000$ VPD) with convenient proximity to I-81 ($\pm 84,000$ VPD) and I-476 ($\pm 11,000$ VPD). The center sits along the main retail thoroughfare of the market and is able to tap into an expansive consumer base traveling along the main interstates. The trade area extends over 7 miles and the nearby major roadways allows the site to pull from multiple market points.



TRADE AREA

Adding to the stability of the center, the site shows a 20-minute drive time demographic of over 167,558 people with household incomes more than \$68,352 and daytime employment demographics equally as strong with 95,131. The demographics within a 10-mile radius include 222,129 people in 93,158 homes, a labor force of 185,371 with an average household income of \$73,306. The area has seen a growth of 6.8% since 2000 with over 7,013 new homes.



DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	5,994	111,488	223,683
TOTAL HOUSEHOLDS	2,474	45,845	93,506
AVG HHI	\$74,055	\$66,492	\$76,069
TOTAL EMPLOYEES	3,747	52,301	107,124

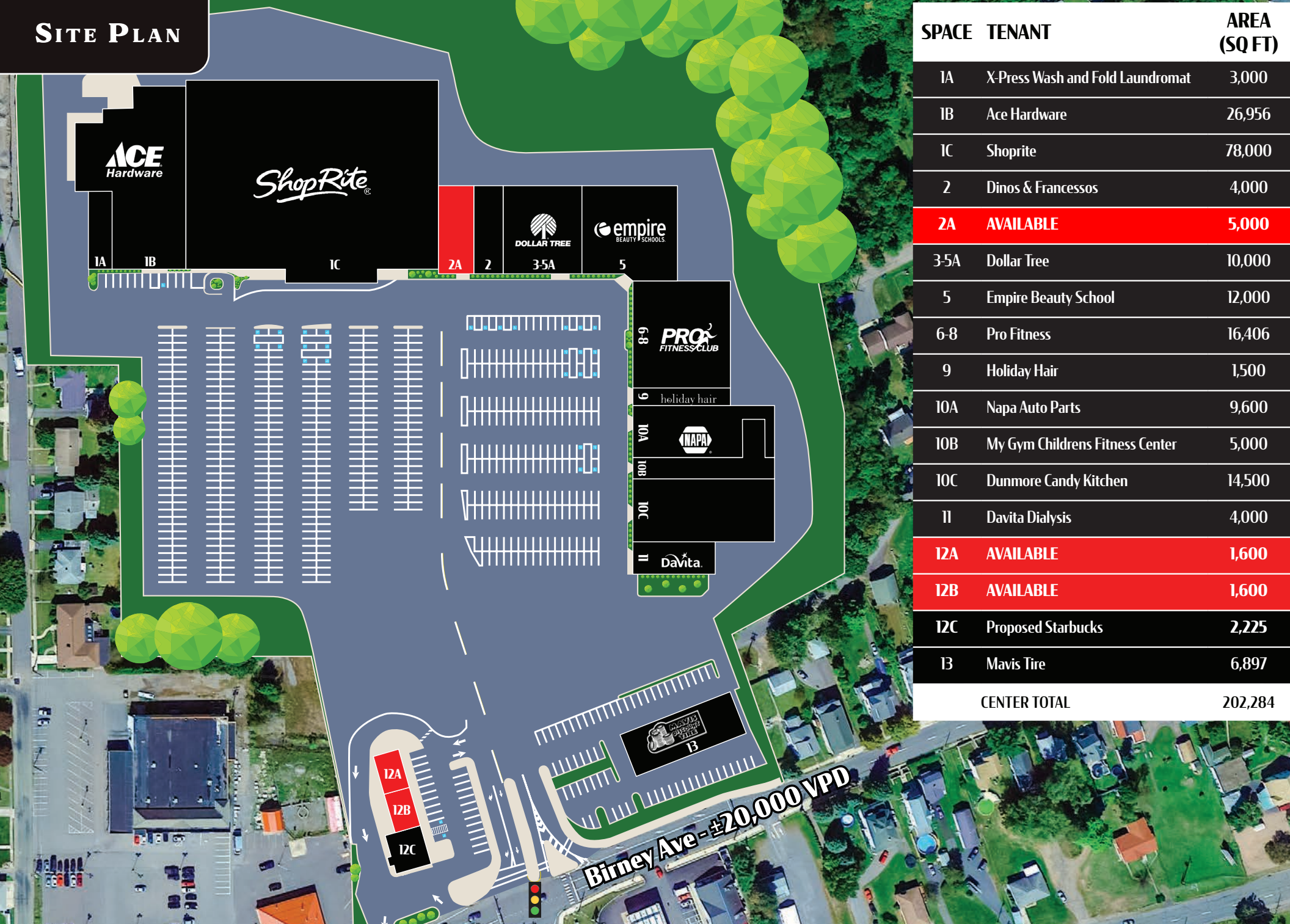


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SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1A	X-Press Wash and Fold Laundromat	3,000
1B	Ace Hardware	26,956
1C	Shoprite	78,000
2	Dinos & Francessos	4,000
2A	AVAILABLE	5,000
3-5A	Dollar Tree	10,000
5	Empire Beauty School	12,000
6-8	Pro Fitness	16,406
9	Holiday Hair	1,500
10A	Napa Auto Parts	9,600
10B	My Gym Childrens Fitness Center	5,000
10C	Dunmore Candy Kitchen	14,500
11	Davita Dialysis	4,000
12A	AVAILABLE	1,600
12B	AVAILABLE	1,600
12C	Proposed Starbucks	2,225
13	Mavis Tire	6,897
CENTER TOTAL		202,284

RETAIL MARKET AERIAL

BIRNEY PLAZA



DUNKIN'



The Shoppes at Montage Mountain



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About Bennett Williams

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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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