

AVAILABLE FOR LEASE

BIRNEY PLAZA

Bennett Williams
COMMERCIAL REAL ESTATE

3409 Birney Ave | Moosic, PA 18507



JOIN RETAILERS



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

ACTIVE MEMBER OF:
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

± 1,100 SF + Retail Pad Space



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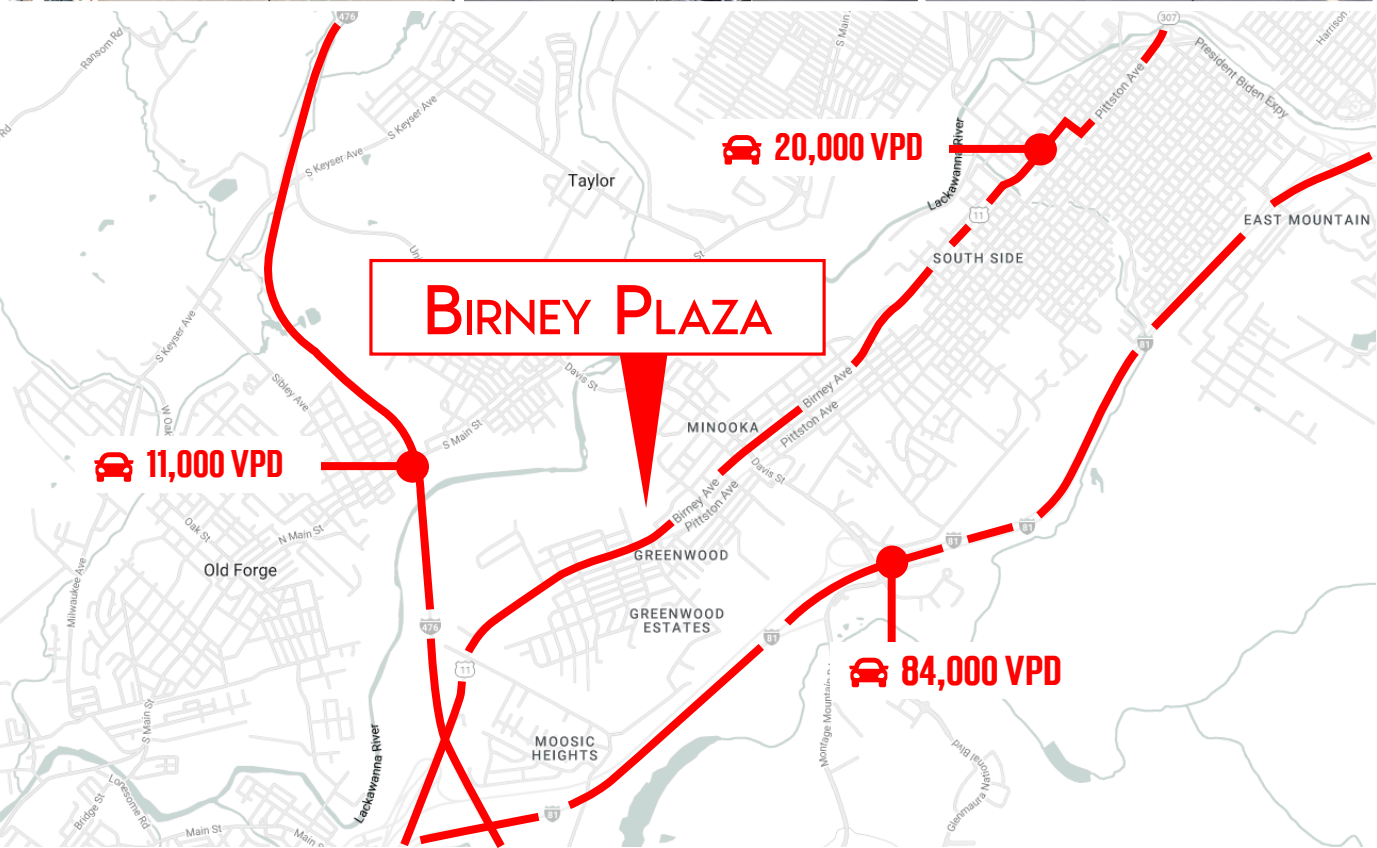
PROPERTY LOCATION

Birney Plaza has great visibility and signalized access to Route 11 (±20,000 VPD) with convenient proximity to I-81 (±84,000 VPD) and I-476 (±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.



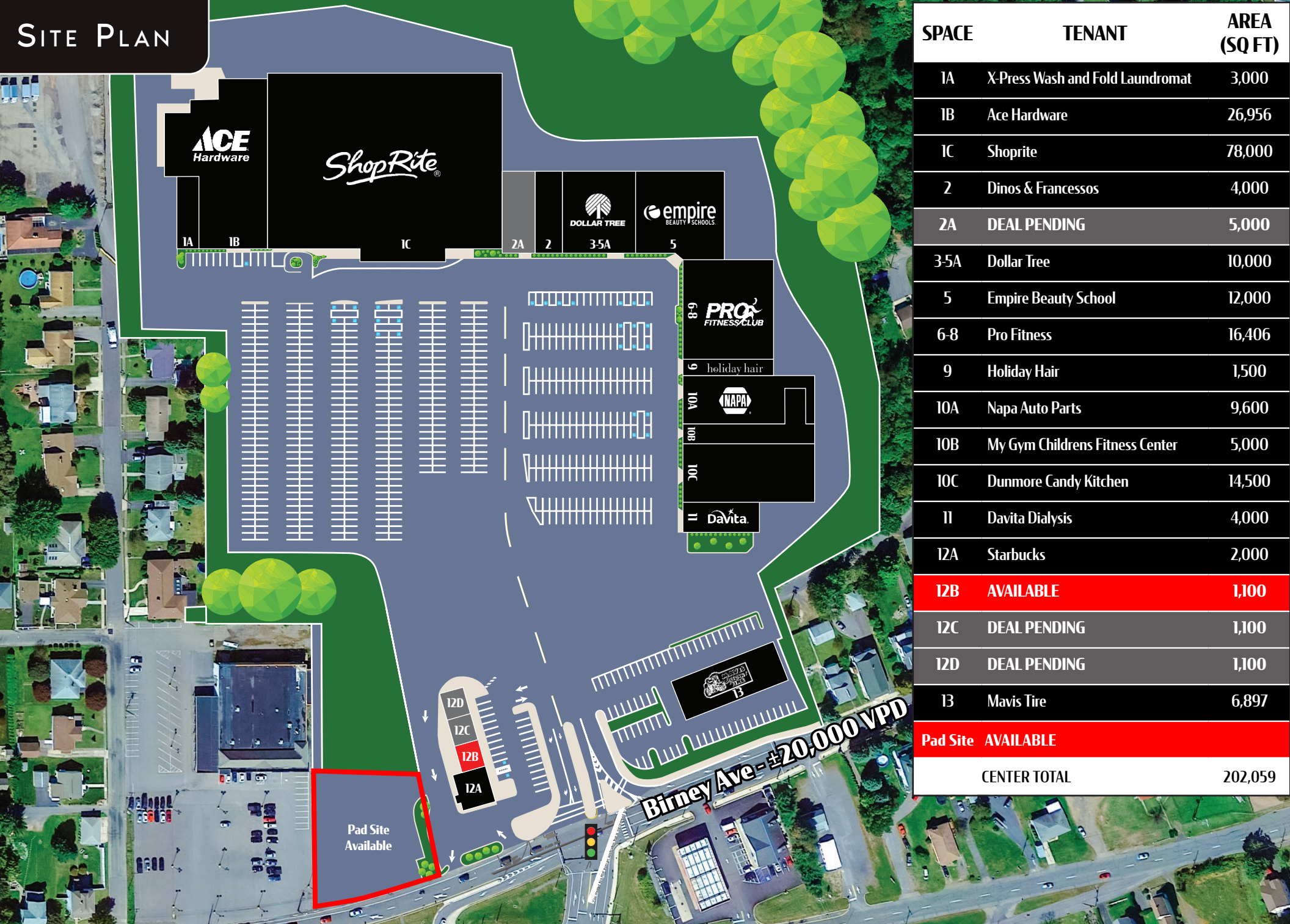
TRADE AREA

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

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	DEAL PENDING	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	Starbucks	2,000
12B	AVAILABLE	1,100
12C	DEAL PENDING	1,100
12D	DEAL PENDING	1,100
13	Mavis Tire	6,897
Pad Site AVAILABLE		
CENTER TOTAL		202,059

RETAIL MARKET AERIAL

BIRNEY PLAZA



DUNKIN'

TURKEY HILL

11

Wendy's

Waffle House

SUNOCO

Econo Lodge

Hampton Inn

Comfort

81

COLD STONE

BURGER KING

The Shoppes at Montage Mountain



GLENMAURA
Senior Living

TOWNEPLACE SUITES
MARRIOTT

COUNTRY
INN & SUITES

SPRINGHILL SUITES
BY HILTON GUT

FAIRFIELD
INN & SUITES
MARRIOTT

RAILRIDERS

CINEMARK

LONGHORN
STEAKHOUSE

HARVEST
REGIONAL GRILL & WINE BAR
FOOD & FIRE
BBQ-TAPHOUSE

476



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



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TENANT
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INVESTMENT
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MANAGEMENT



About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

