

**3,450 SF
+ 2 PADS**

Douglassville Shopping Center **FOR LEASE**

1179 Benjamin Franklin Hwy | Douglassville, PA 19518
Intersection of Rt 422 & 662



Overview

Douglassville Shopping Center is a well-established, meticulously maintained grocery-anchored community retail center located on Rt. 422 (Benjamin Franklin Highway) at Rt. 662 (Old Swede Road) in Douglassville, Berks County, PA. The center is anchored by Redner's Warehouse Market, a dominant regional grocer. Additional tenants include Rite Aid, Fine Wine & Good Spirits, Slicer's Deli, Snap Fitness, Warrick Jewelers and many more. Two outparcel opportunities are available, one fronting on Rt. 422 and the other located at the Rt. 662 entrance to the shopping center.

Join



FINE WINE & GOOD SPIRITS

REDNER'S

JANE MCGILL | BILL HESS
610.321.1111
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Location

Location: Douglassville Shopping Center offers excellent visibility from Rt. 422, easy access and prominent pylon signage. Rt. 422 (Benjamin Franklin Highway) is the main commercial artery connecting King of Prussia to Limerick, Pottstown, Douglassville, Exeter and Reading. The traffic count in front of the shopping center at the signalized intersection of Rt 422 & Rt. 662 exceeds 28,000 vehicles per day.

Trade Area

Adding to the stability of the project, Douglassville Shopping Center shows a 20-minute drive time demographic of over 170,121 people with household incomes of more than \$82,507 and daytime employment demographics equally as strong with 60,208. The demographics within a 10-mile radius include 190,916 people in 72,606 homes, a labor force of 62,160 with an average household income of \$84,268. The area's growth since 2000 has increased over 16.5% with 11,257 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,099	56,012	101,941
TOTAL EMPLOYEES	5,250	22,016	38,102
AVERAGE HHI	\$100,425	\$91,122	\$96,501
TOTAL HOUSEHOLDS	7,042	21,548	39,103

TRAFFIC COUNTS: Rt 422 - ±19,000 VPD | Rt 662 - ±10,000 VPD

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SITE PLAN



SUITE	TENANT	SF
1	JOYFUL HOUSE	1,400
2	SAL'S BARBER SHOP	1,400
3	OPTIMA NAILS	1,400
4	REMAX SYNERGY	1,400
5	WARRICK JEWELERS	1,600
6-8	FINE WINE & GOOD SPIRITS	6,000
9-10	SNAP FITNESS	4,000
11	SLICER'S DELI	2,000
	REDNER'S WAREHOUSE MARKETS	52,000
12	STARR BOOKS	4,700
13	DOUGLASS CLEANERS	900
14	LITTLE NICKY'S	2,400
PAD 1	RITE AID	11,500
PAD 2	AVAILABLE	3,450
PAD 3	MICHAEL'S DINER	
PAD 4	AVAILABLE	±1.8 AC
PAD 5	AVAILABLE	±2 AC

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MARKET AERIAL



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