±1,400-3,450 SF AVAILABLE

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: RITE AID

FINE WINE & GOOD SPIRITS

REDNER'S

BW COMMERCIAL
Jane McGill | Bill Hess
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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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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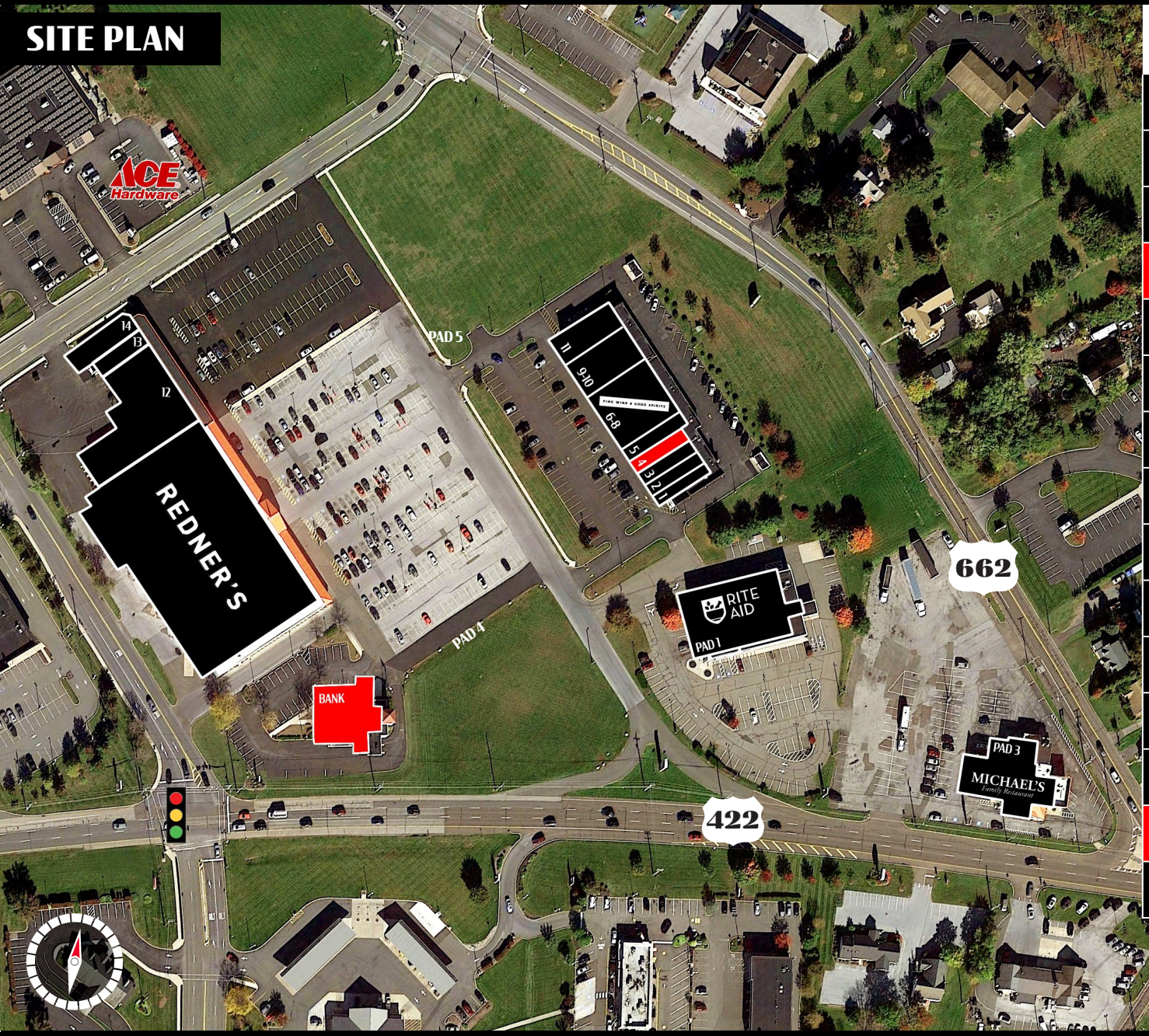
SITE PLAN



SUITE	TENANT	SF
1	JOYFUL HOUSE	1,400
2	SAL'S BARBER SHOP	1,400
3	OPTIMA NAILS	1,400
4	AVAILABLE	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
BANK	AVAILABLE	3,450
PAD 3	MICHAEL'S DINER	

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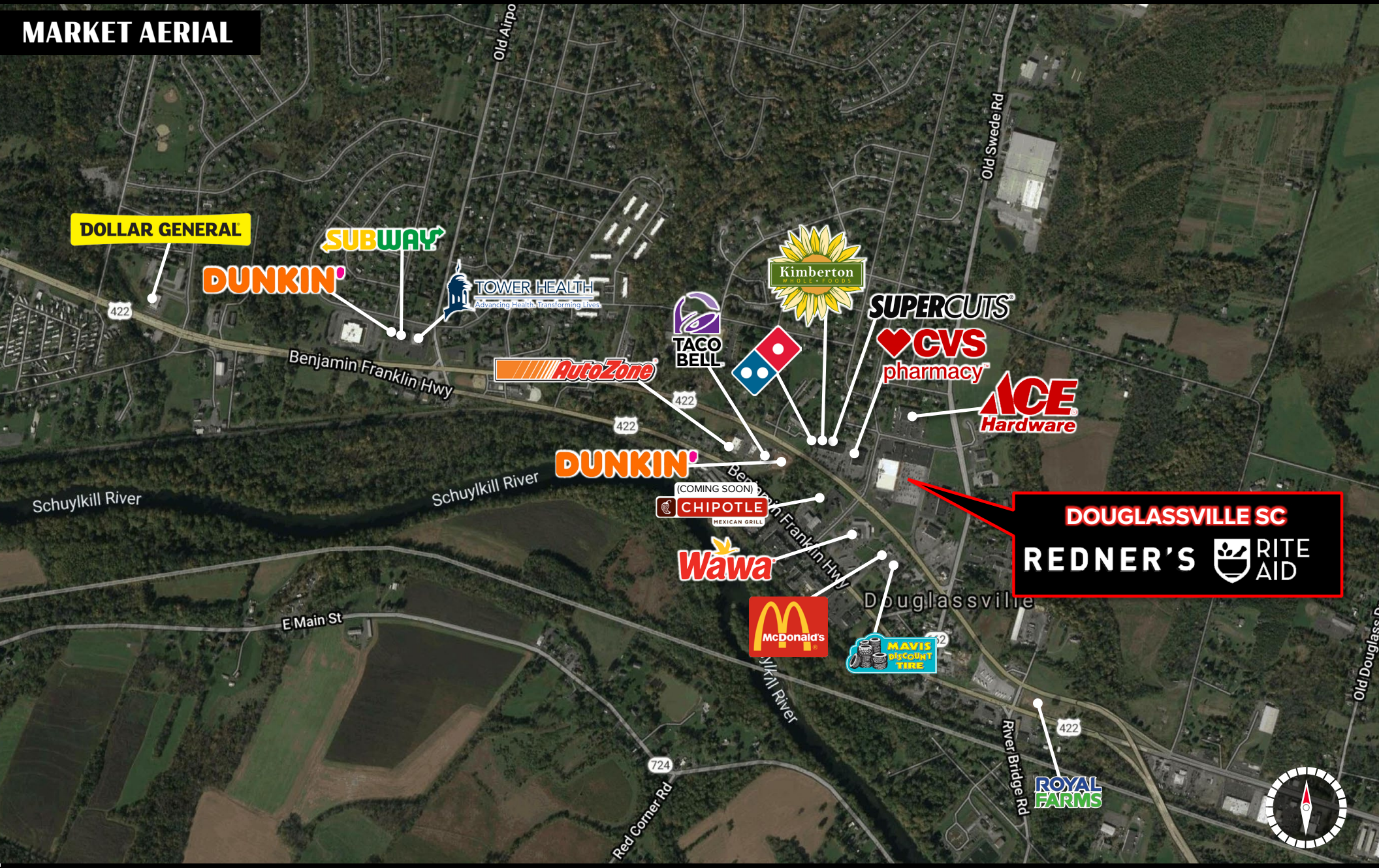
MARKET AERIAL



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Bennett Williams
COMMERCIAL REAL ESTATE

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

WILLIAMSPORT OFFICE:
1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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

LISTING AGENTS:

Jane McGill
JMcGill@bennettwilliams.com

Bill Hess
BHess@bennettwilliams.com

CONTACT US
717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY 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

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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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