

± 1,529 -  
57,200 SF

# Pottstown Plaza

FOR LEASE

799 State Street | Intersection Route 100 & State Street | Pottstown, PA 19464



## Overview

**Pottstown Plaza** is a newly-renovated 160,000 square foot shopping center prominently located at the signalized intersection of Rt. 100 and State Street in Montgomery County, the third most populous county in Pennsylvania. Pottstown Plaza is less than two miles north of the Route 422 Expressway, the major east-west corridor connecting commuters from King of Prussia to Reading, two major employment hubs. Route 100 which sees over 37,000 cars per day is the major north-south corridor connecting West Chester to Allentown. The center offers excellent visibility and signage opportunities facing Route 100. Our tenant roster includes Tractor Supply Co, Applebee's, Unfinished Fitness, Fulton Bank and Domino's Pizza. Anchor and pad opportunities available.

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: 2173 Embassy Drive, Lancaster, PA 17603  
New Jersey Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

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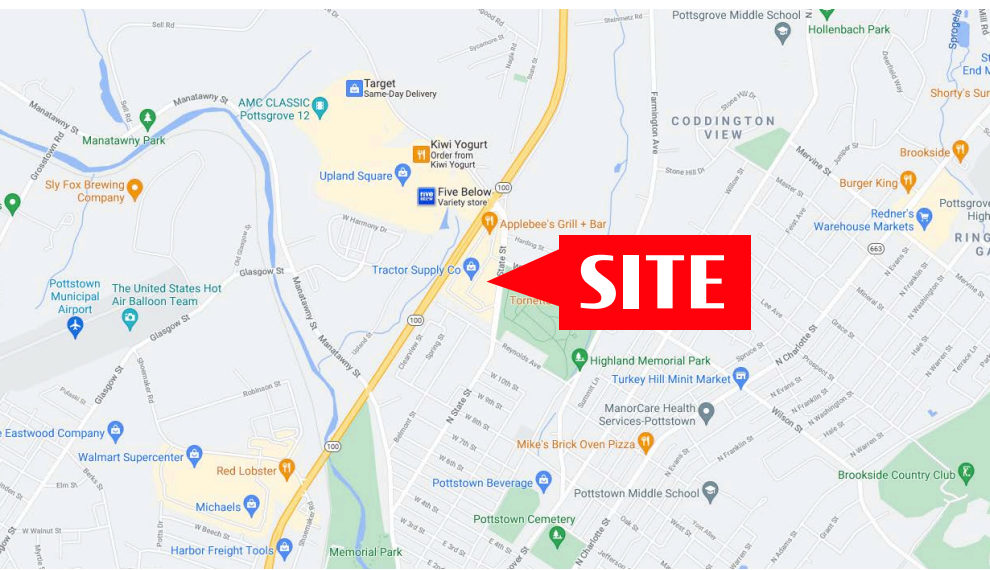
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## Trade Area

Over 128,000 people live within a seven mile radius of Pottstown Plaza with an average household income of \$103,039. Pottstown has become a strong regional retail hub with tenants including Target, Walmart, Giant, Aldi, TJ Maxx, Dick's Sporting Goods, Ross Dress for Less, Michael's, Burlington, Ulta, Starbucks, Five Below, LA Fitness, Petco, PetSmart and more.



| DEMOGRAPHICS     | 3 MILE   | 5 MILE   | 7 MILE    |
|------------------|----------|----------|-----------|
| TOTAL POPULATION | 45,931   | 93,146   | 128,150   |
| TOTAL EMPLOYEES  | 22,461   | 33,095   | 46,825    |
| AVERAGE HHI      | \$83,463 | \$98,362 | \$103,039 |
| TOTAL HOUSEHOLDS | 18,366   | 35,787   | 48,863    |

TRAFFIC COUNTS: **Pottstown Pike (Rt. 100)** - ±37,000 VPD

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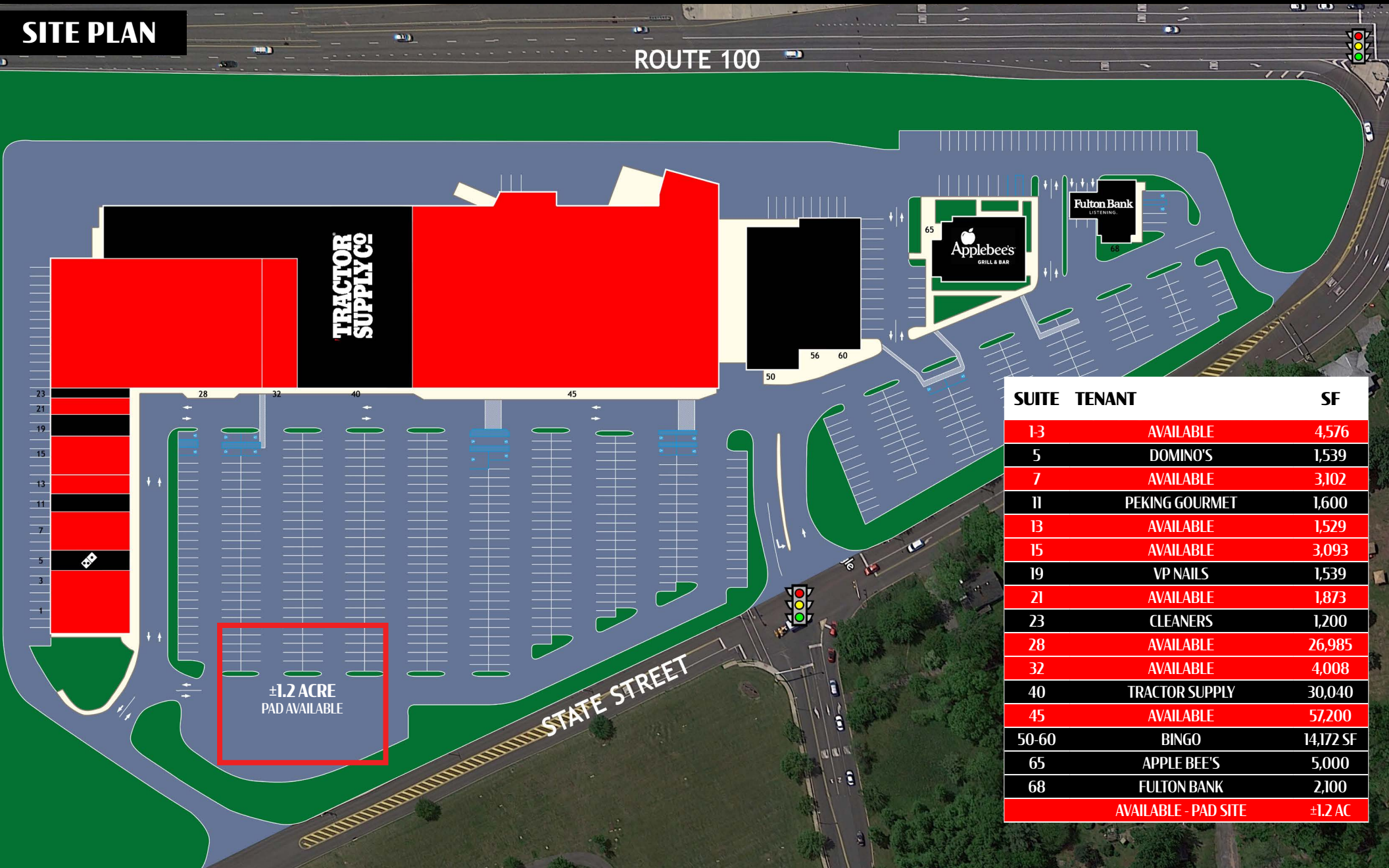
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## SITE PLAN



| SUITE                | TENANT         | SF        |
|----------------------|----------------|-----------|
| 1-3                  | AVAILABLE      | 4,576     |
| 5                    | DOMINO'S       | 1,539     |
| 7                    | AVAILABLE      | 3,102     |
| 11                   | PEKING GOURMET | 1,600     |
| 13                   | AVAILABLE      | 1,529     |
| 15                   | AVAILABLE      | 3,093     |
| 19                   | VP NAILS       | 1,539     |
| 21                   | AVAILABLE      | 1,873     |
| 23                   | CLEANERS       | 1,200     |
| 28                   | AVAILABLE      | 26,985    |
| 32                   | AVAILABLE      | 4,008     |
| 40                   | TRACTOR SUPPLY | 30,040    |
| 45                   | AVAILABLE      | 57,200    |
| 50-60                | BINGO          | 14,172 SF |
| 65                   | APPLE BEE'S    | 5,000     |
| 68                   | FULTON BANK    | 2,100     |
| AVAILABLE - PAD SITE |                | ±1.2 AC   |

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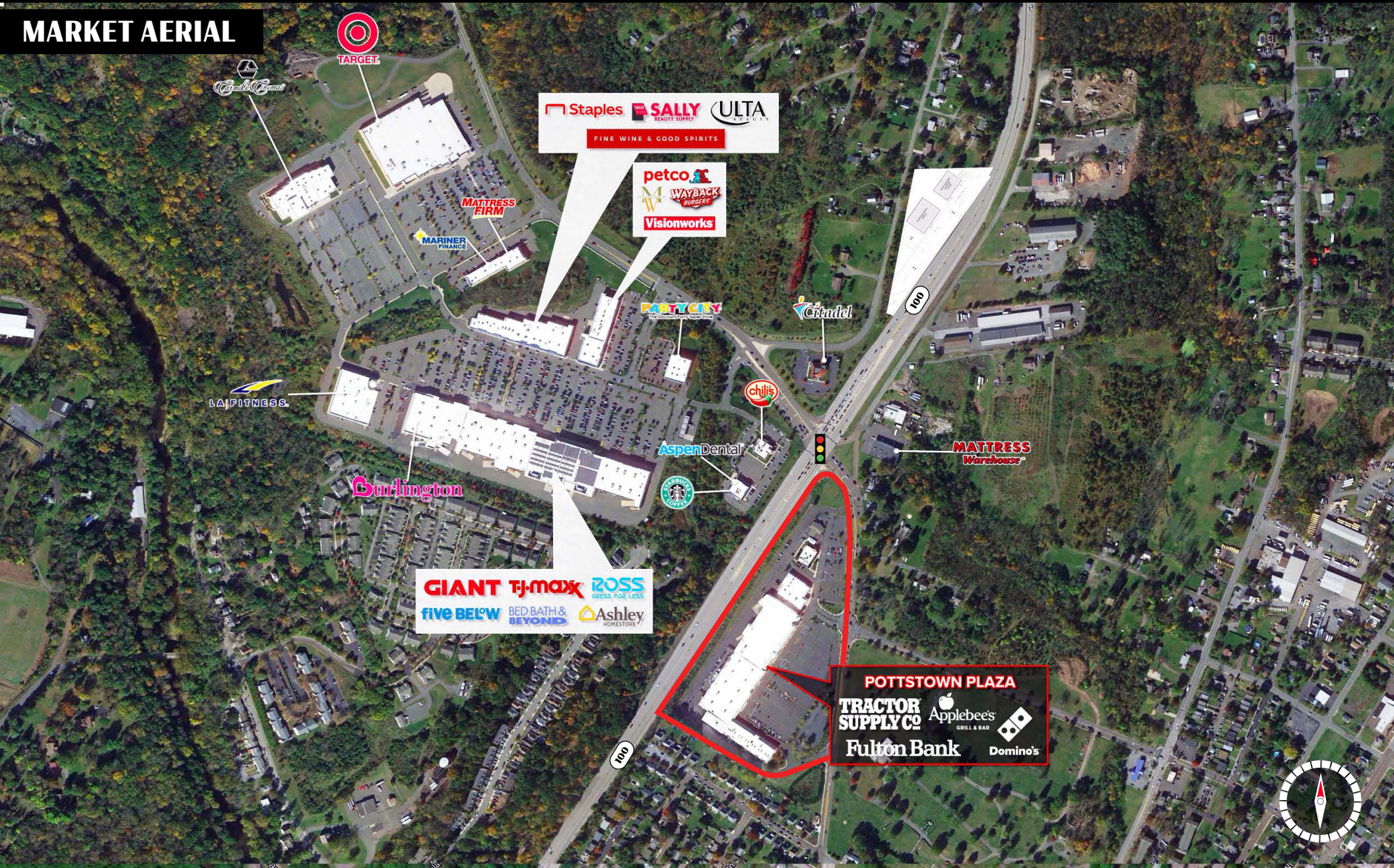
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## MARKET AERIAL



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