

For Lease

# POTTSTOWN PLAZA ±1,529 – 40,000 SF

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 a new Grocery Outlet (Opening 2nd Q 2024), Tractor Supply Co, Goodwill (Opening 1st Q 2024), Fulton Bank and Domino's Pizza. Anchor and pad opportunities available.

## Join

**GROCERY  
OUTLET**  
bargain market  
Coming Soon



**TSC TRACTOR  
SUPPLY CO**

**Applebee's**  
GRILL + BAR

**Fulton Bank**



Coming Soon



Jane McGill | Bill Hess

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# POTTSTOWN PLAZA

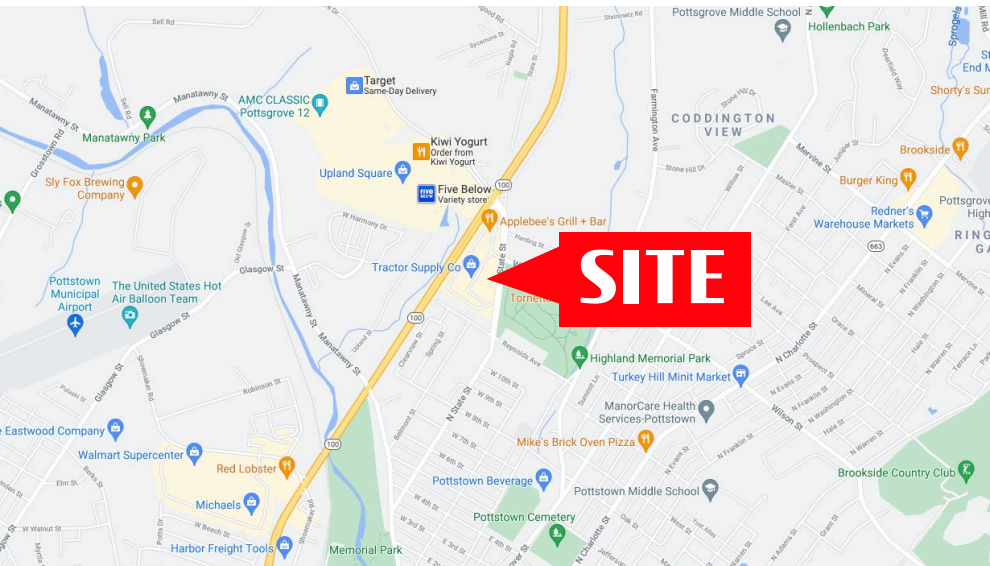
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## Trade Area

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, Grocery Outlet (Coming Soon), TJ Maxx, Dick's Sporting Goods, Ross Dress for Less, Michael's, Burlington, Ulta, Starbucks, Five Below, LA Fitness, Petco, PetSmart, Kohl's, Crunch Fitness, and more.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	47,371	94,082	128,567
TOTAL EMPLOYEES	29,271	42,449	56,223
AVERAGE HHI	\$81,314	\$99,404	\$104,899
TOTAL HOUSEHOLDS	19,048	36,372	49,239
TRAFFIC COUNTS: Pottstown Pike (Rt. 100) - ±37,000 VPD			



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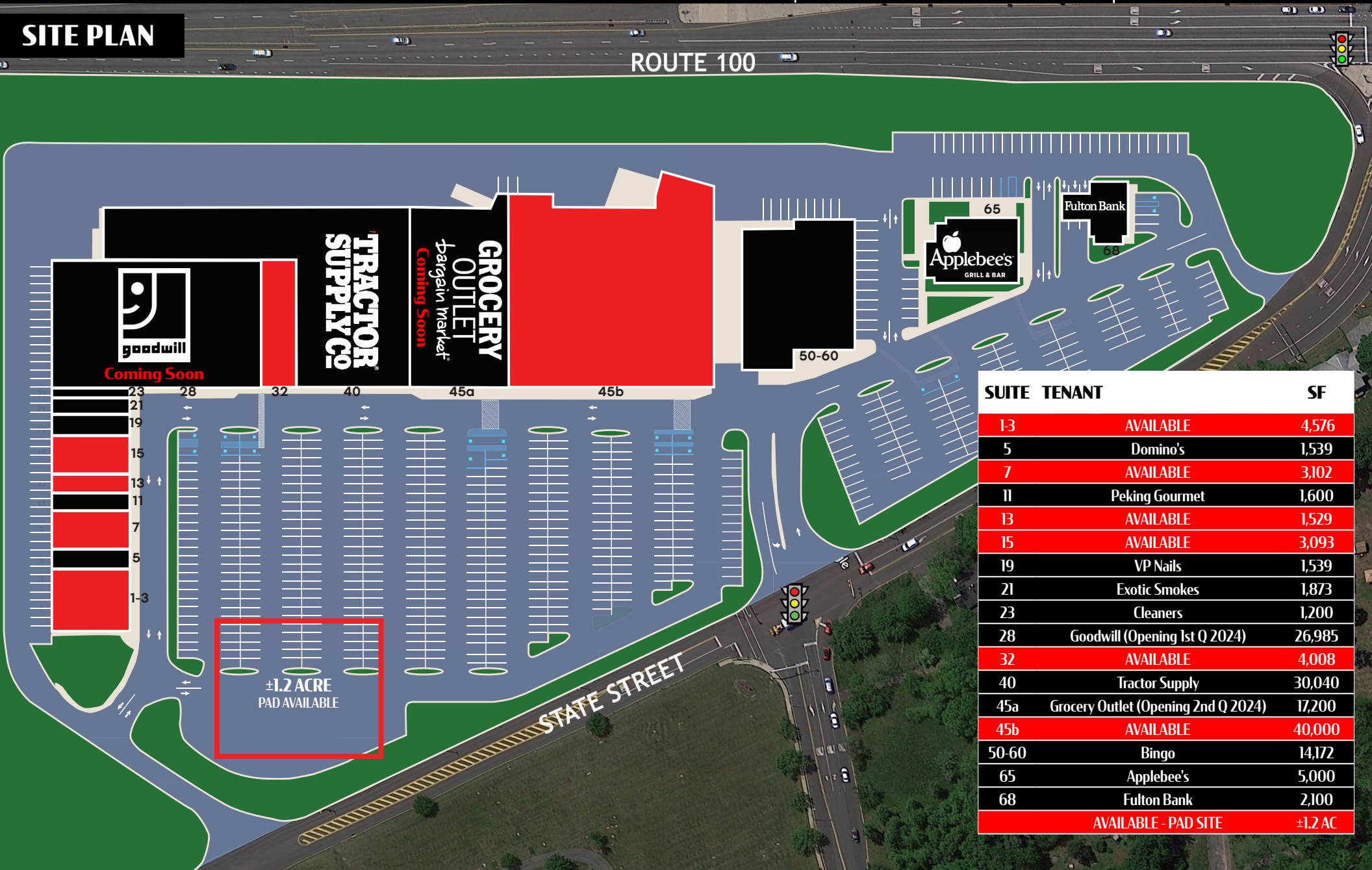
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## SITE PLAN



SUITE	TENANT	SF
13	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	Exotic Smokes	1,873
23	Cleaners	1,200
28	Goodwill (Opening 1st Q 2024)	26,985
32	AVAILABLE	4,008
40	Tractor Supply	30,040
45a	Grocery Outlet (Opening 2nd Q 2024)	17,200
45b	AVAILABLE	40,000
50-60	Bingo	14,172
65	Applebee's	5,000
68	Fulton Bank	2,100
AVAILABLE - PAD SITE		±1.2 AC



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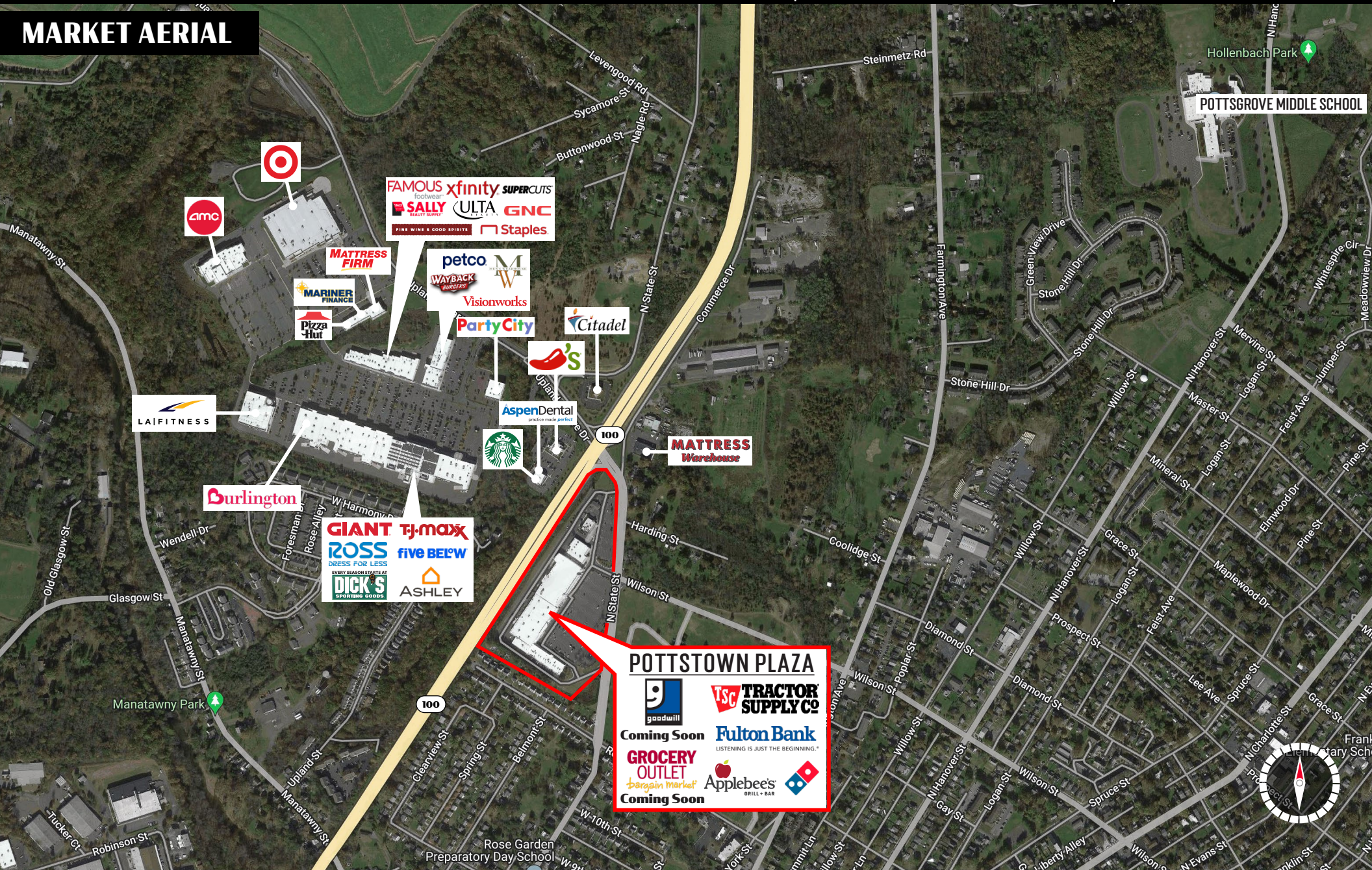
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## MARKET AERIAL



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# About Bennett Williams

**Bennett Williams**  
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.

## LISTING AGENT(S):

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## OUR LOCATIONS:

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Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Ln. Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

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

### CONTACT US

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