For Lease

POTTSTOWN PLAZA

±3,093 – 4,576 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, Tractor Supply Co, Goodwill, Fulton Bank and Domino's Pizza. Anchor and pad opportunities available.

Join

Applebee's GRILL + BAR | GROCERY OUTLET bargain market | Ocean State JOB LOT | Fulton Bank LISTENING IS JUST THE BEGINNING. | TSC TRACTOR SUPPLY Co | goodwill

BW COMMERCIAL

Jane McGill | Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

POTTSTOWN PLAZA

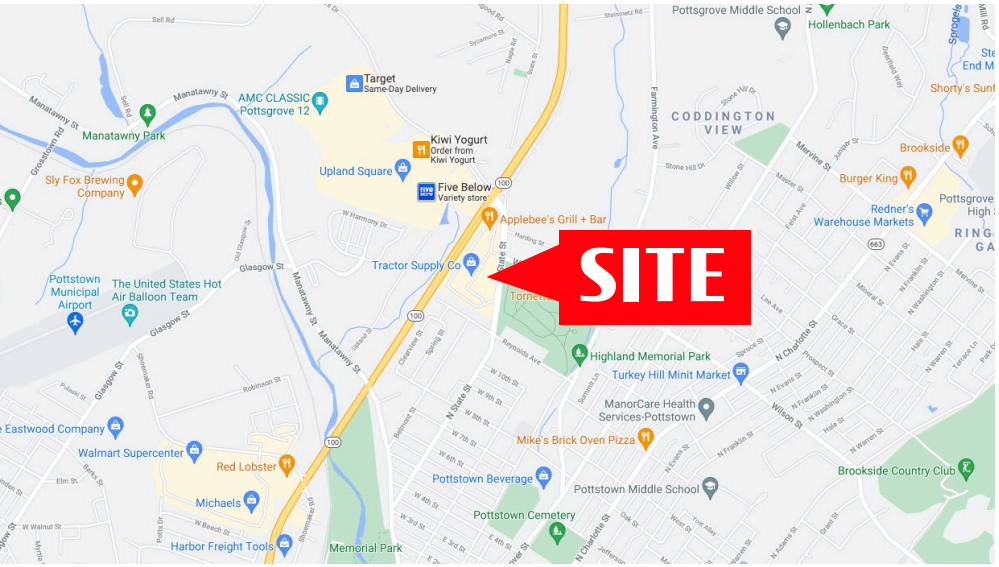
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Trade Area

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, 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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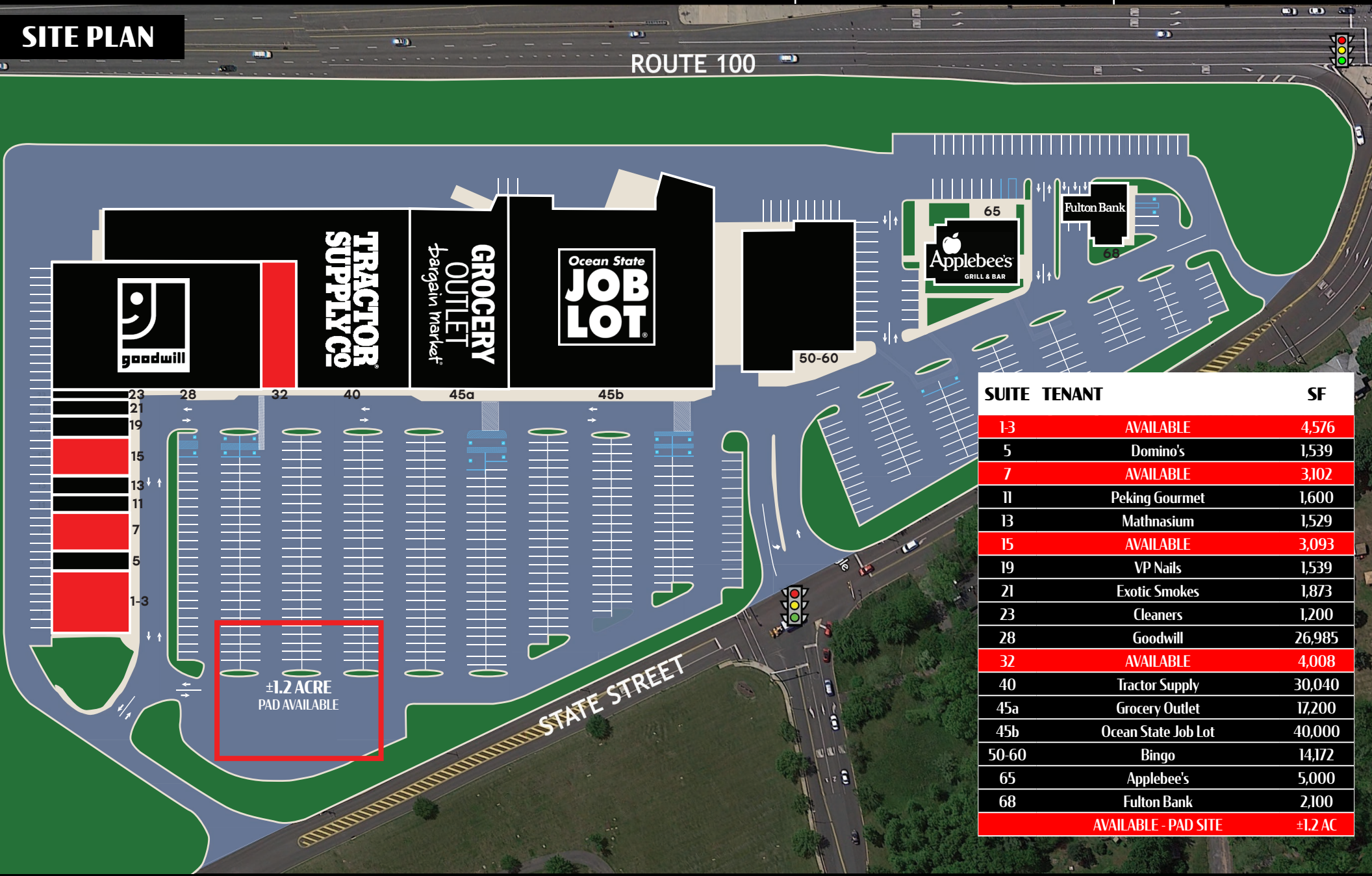
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SITE PLAN



SUITE	TENANT	SF
1-3	AVAILABLE	4,576
5	Domino's	1,539
7	AVAILABLE	3,102
11	Peking Gourmet	1,600
13	Mathnasium	1,529
15	AVAILABLE	3,093
19	VP Nails	1,539
21	Exotic Smokes	1,873
23	Cleaners	1,200
28	Goodwill	26,985
32	AVAILABLE	4,008
40	Tractor Supply	30,040
45a	Grocery Outlet	17,200
45b	Ocean State Job Lot	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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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

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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 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.

RETAIL BROKERS NETWORK

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