

±2,500 SF Available

For Lease

45 Constitution Blvd

Kutztown, PA 19530

Kutztown VILLAGE

CVS
pharmacy
148K Annual Visits
126/379 State Ranking

**FRESENIUS
MEDICAL CARE**

DOLLAR TREE
188K Annual Visits
79/262 State Ranking

±2,500 SF
AVAILABLE

FINE WINE & GOOD SPIRITS

H&R BLOCK

Property Overview

Kutztown Village is a 39,612 square foot, retail shopping center ideally located off Constitution Boulevard in Kutztown, PA. This project is located near the dominant housing corridor in the fast-growing Kutztown market. The site benefits from having great access to Route 222 (21,000 VPD) as well as being located less than 1 mile from Kutztown University. This project provides retailers the opportunity to break into a sought after retail corridor with little availability remaining. With Kutztown Village's close proximity to Kutztown University, this presents a great opportunity to any retailer.



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Kutztown

VILLAGE
45 Constitution Blvd | Kutztown, PA 19530



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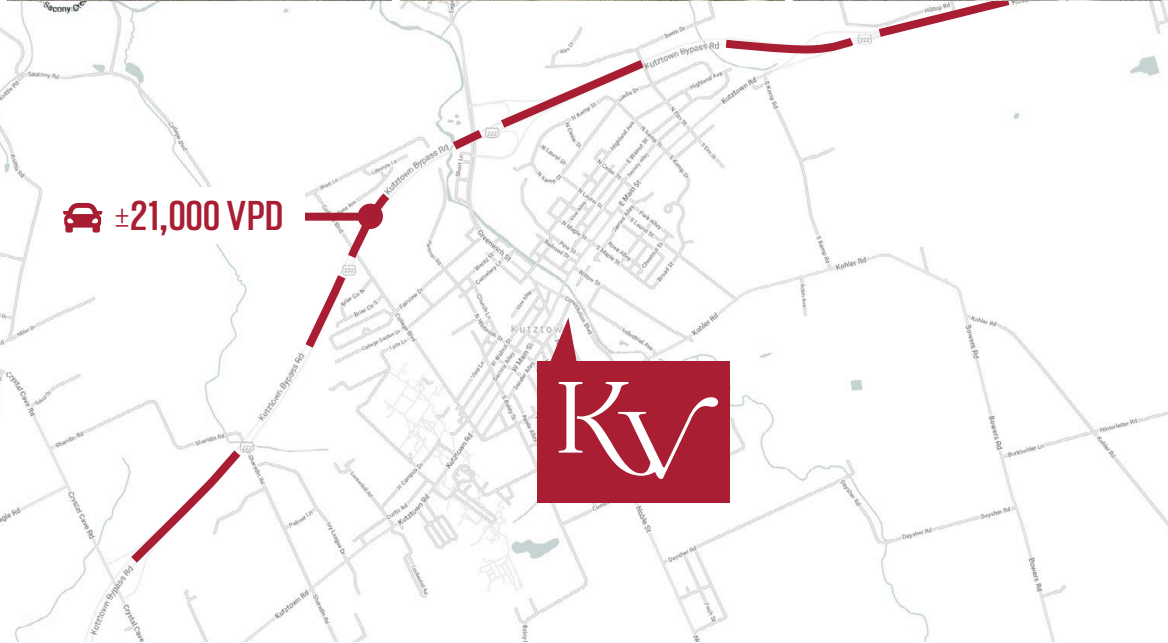
Trade Area

The strategically positioned, Kutztown Village benefits from having visibility alongside Constitution Boulevard. The center offers two full points of access. The Kutztown market has seen steady growth over the past 10 years with new retailers joining the market such as Giant Foods, AT&T, Good Shepherd Health, and many others. The project is conveniently situated in the heart of the Kutztown market, being surrounded by residential on all sides and is only a short walk to the nearby University.



Location

Adding to the stability of the market, Kutztown Village shows a 20-minute drive time demographic of over 211,260 people with household income more than \$91,018 and daytime employment demographics equally as strong with 123,045. The demographics within a 10-mile radius include 96,158 people in 35,406 homes, a labor force of 39,424 with an average household income of \$91,027. The areas growth has increased over 22.2% since 2000 with over 7,852 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	12,866	26,385	43,368
TOTAL EMPLOYEES	3,943	7,592	12,439
AVERAGE HHI	\$80,076	\$85,812	\$98,312
TOTAL HOUSEHOLDS	3,910	9,180	15,548
TRAFFIC COUNTS: Kutztown Bypass (US 222) - ±21,000 VPD			



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SITE PLAN



SUITE	TENANT	SF
1	CVS Pharmacy	10,912
2A	Vance's Nails & Spa	2,500
2B	AVAILABLE	2,500
3	Fresenius Medical Care	5,000
4	Dollar Tree	11,500
5	Wine and Spirits	4,000
6	H&R Block	1,600
7	Quality Shoppe	1,600
CENTER TOTAL		39,612



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**SHOPPING
CENTER**

**DOLLAR
TREE**

CVS

Unique Customers	67.4k	49.6k	42.9k
Total Visits	317.5K	188.2K	147.9K
National Ranking	-	1,913 / 6,198	2,803 / 7,305
National Rank Percentile	-	69%	62%
State Ranking	-	79 / 262	126 / 379
State Rank Percentile	-	70%	67%
15 Mile Ranking	-	5 / 10	3 / 13
Local Rank Percentile	-	55%	81%

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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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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.

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