

Summit Ridge

2214 Summit Ridge Plaza | Mt. Pleasant, PA 15666

Available
±1,750 - 4,004 SF



Property Overview

Summit Ridge is a well-located 240,840 square-foot Walmart anchored retail shopping center located in Westmoreland County along Porter Ave (Rt. 819) in East Huntingdon Township near Mt. Pleasant, PA. Summit Ridge is one of the dominant power centers in the Mt. Pleasant retail market. This center offers convenient access from Route 119 (±25,000 VPD) and I-76 (±28,000 VPD). The project benefits from having the convenient proximity to the highway and having signalized access. Along with being anchored by the region's Walmart, the other co-tenants include national names such as, Arby's, Wendy's, MedExpress, Pet Supplies Plus, Advanced Auto, AT&T, Bath & Body Works and more! With its traffic generating lineup of destination and convenience style retailers, the proximity to the interstate, this shopping plaza serves as one of the primary shopping centers in the Greater Pittsburgh market.

Join National Retailers

Walmart

Wendy's **Arby's**

Advance Auto Parts

PET SUPPLIES PLUS

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Location

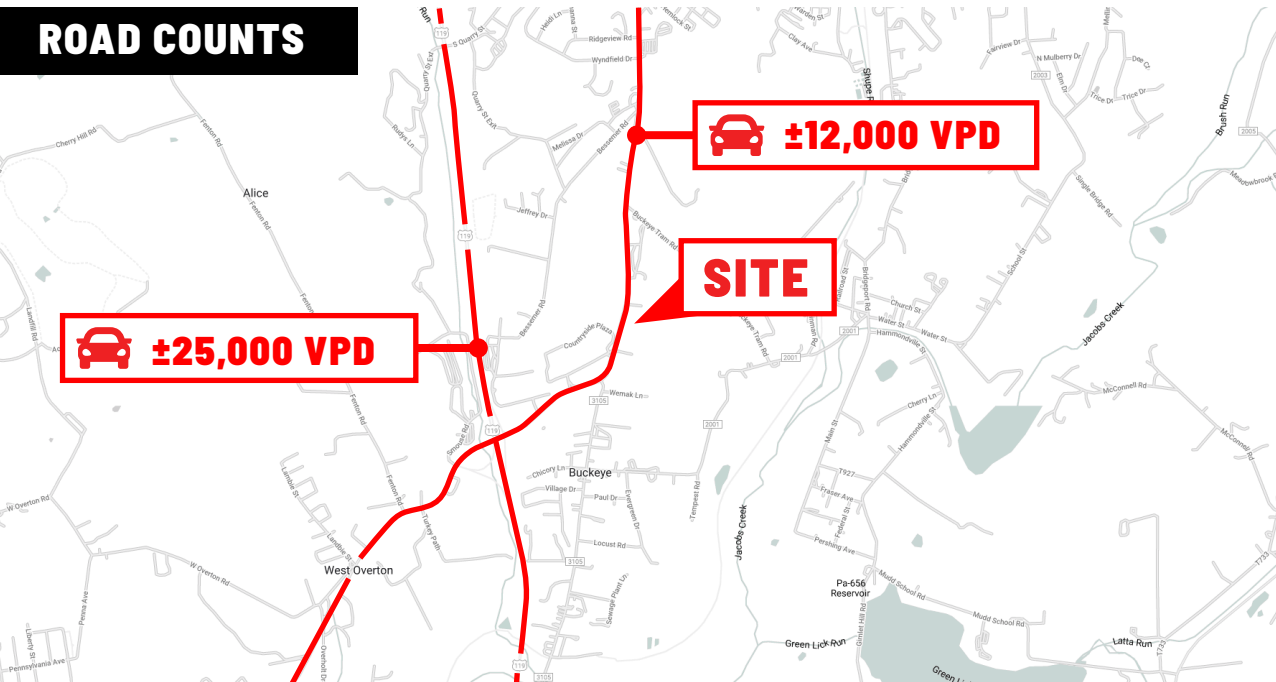
Summit Ridge is strategically positioned with significant frontage along the market's primary retail corridor, Route 819 (±12,000 VPD). The center benefits from the high-volume traffic flow of Route 819, which is one of the area's heavily traveled roadways because of its ease of access to other major roadways in the market, such as Route 119 (±25,000 VPD) and I-76 (±28,000 VPD).



Trade Area

Adding to the stability of the project, Summit Ridge shows a 15-minute drive time demographic of over 40,083 people with household incomes of more than \$74,895 and daytime employment demographics equally as strong with 17,735. The demographics within a 5-mile radius include 26,503 people in 11,624 homes, a labor force of 9,047 with an average household income of \$75,630. The area's growth since 2000 has increased over 6.6% with over 827 new homes.

ROAD COUNTS



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 14,640 | 26,503 | 39,667 |
| TOTAL EMPLOYEES | 6,009 | 9,047 | 11,827 |
| AVERAGE HHI | \$77,503 | \$75,630 | \$75,577 |
| TOTAL HOUSEHOLDS | 6,555 | 11,624 | 17,307 |

TRAFFIC COUNTS:

Porter Ave (PA-819) - ±12,000 VPD | US-119 - ±25,000 VPD

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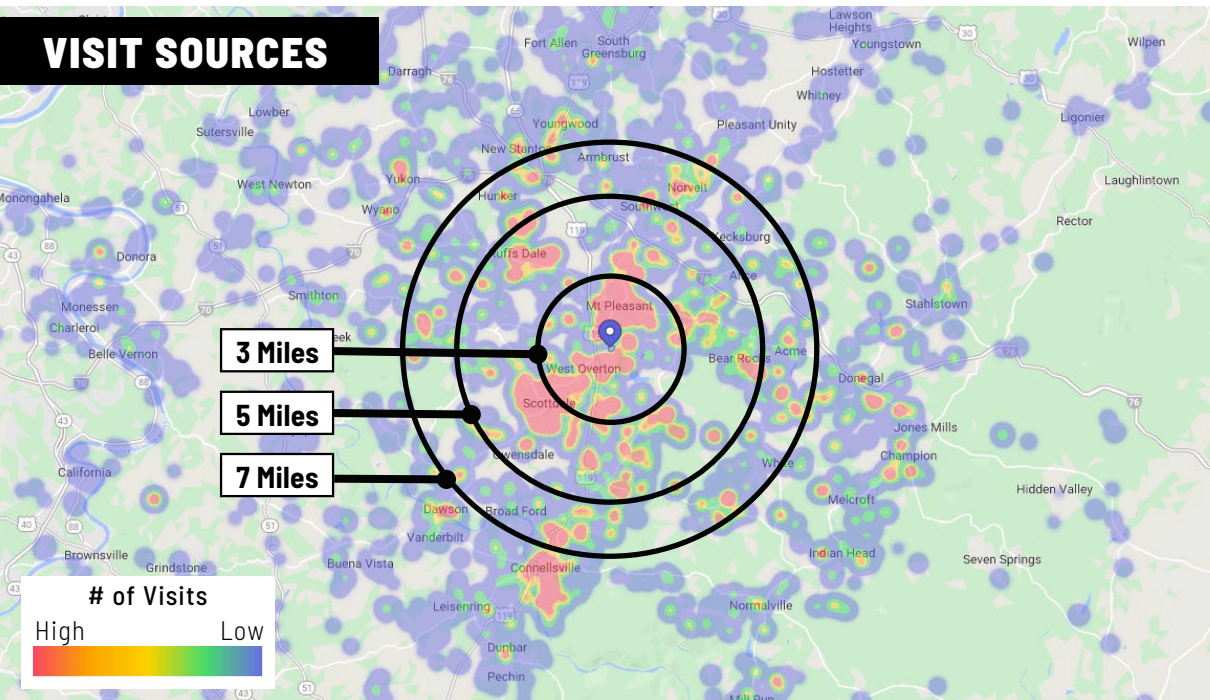
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ANNUAL VISITS



VISIT SOURCES



Top Tenants



CENTER OVERVIEW

- VISITS
- VISITORS
- VISIT FREQUENCY
- AVG. DWELL TIME

ANNUAL STATISTICS

2.5M
187.5K
13.37
46 min



BLAKE SHAFFER | ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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SITE PLAN

Walmart



Porter Ave - ±12,000 VPD

| # | TENANT | AREA (SF) |
|-----------------|-----------------------|----------------|
| 1 | Walmart | 185,829 |
| 2 | Fantastic Sam's | 2,400 |
| 3 | Pet Supplies Plus | 5,000 |
| 4 | Shoe Dept. | 8,000 |
| 5 | Sally Beauty Supply | 1,500 |
| 6 | AVAILABLE | 1,750 |
| 7 | OneMain Financial | 1,750 |
| 8 | Ultra Nails & Tanning | 1,500 |
| 9 | Bath & Body Works | 3,500 |
| 10 | M&G Tobacco & Vape | 1,500 |
| 11 | AVAILABLE | 2,500 |
| 12 | Wireless Zone | 2,000 |
| 13-14 | Five Below | 10,500 |
| OP1 | Dobb's Tire & Auto | 4,500 |
| OP2 | Wendy's | Outparcel |
| OP3 | Advance Auto | Outparcel |
| OP6A | Fresenius Kidney Care | 7,153 |
| OP6B | AVAILABLE | 4,004 |
| OP6C | AT&T Mobility | 1,998 |
| TOTAL SF | | 240,840 |

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MARKET AERIAL



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3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
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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.

