

Summit Ridge

2214 Summit Ridge Plaza | Mt. Pleasant, PA 15666

Available
±1,750 - 6,000 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
GREAT PRICES. NO BEGGING.



Blake Shaffer | Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Summit Ridge

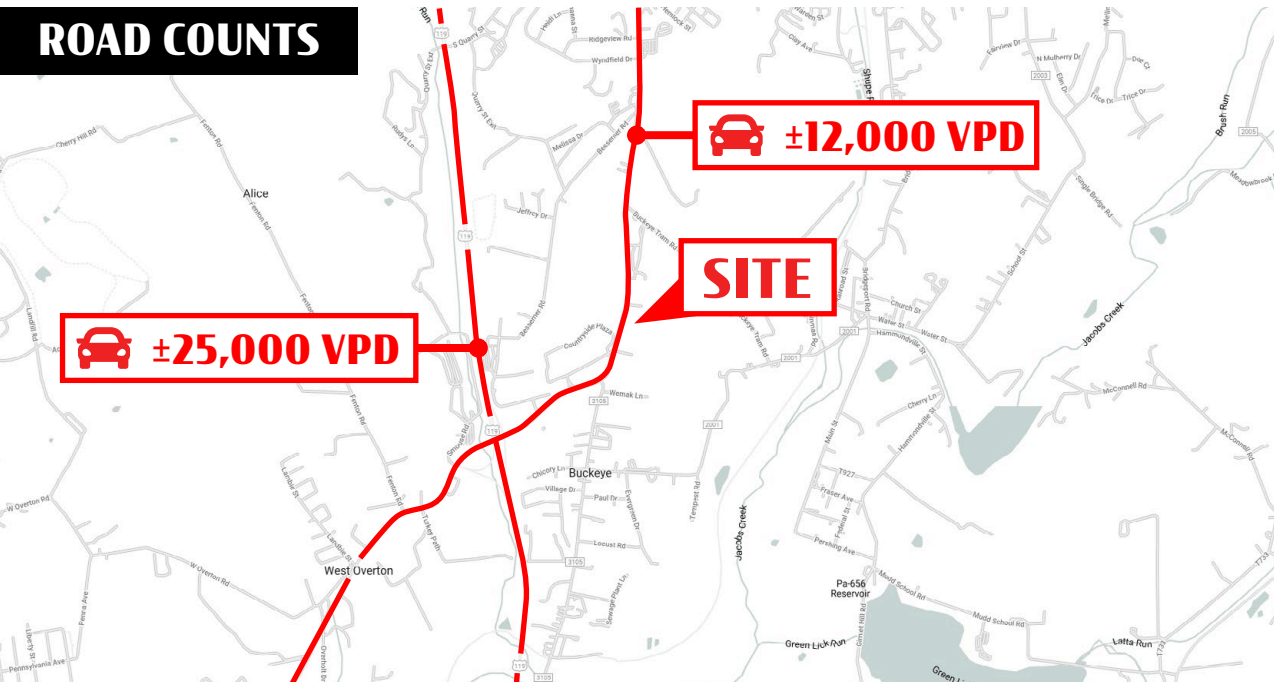
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Location

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).



ROAD COUNTS



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.

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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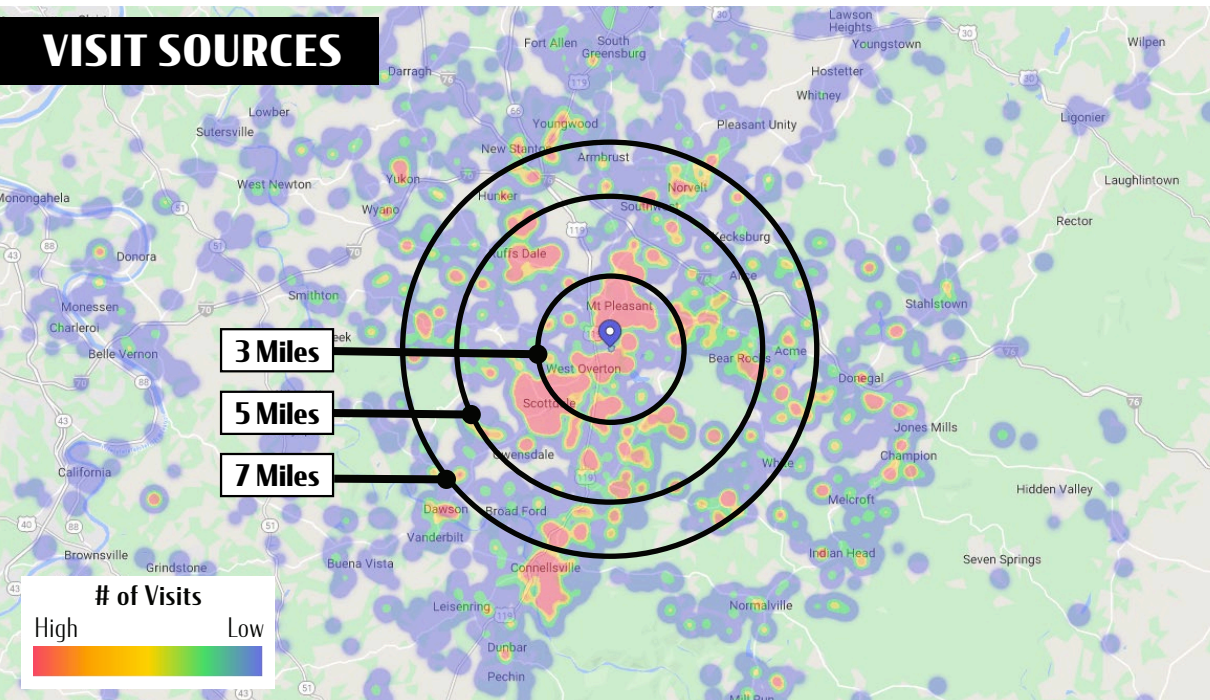
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ANNUAL VISITS



VISIT SOURCES



Top Tenants



CENTER OVERVIEW

ANNUAL STATISTICS



VISITS

2.5M



VISITORS

187.5K



VISIT FREQUENCY

13.37



AVG. DWELL TIME

46 min



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SITE PLAN



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	Game Stop	2,500
12	Wireless Zone	2,000
13	AVAILABLE	4,500
14	AVAILABLE	6,000
OP1	Monro Muffler Brake	Outparcel
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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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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