

Tri County Plaza

204 Shoemaker Road Pottstown, PA | 19464

For Lease



Surrounding Retailers



Signalized intersection of Rt. 100 & Shoemaker Road is the center of retail activity for the Pottstown market. The shopping center is located just north of the Rt. 422 Expressway. Excellent visibility and easy access from Rt. 100. Pylon signage available. Proven retail corner. Now open, a freestanding Panera Bread at Tri County Plaza and a new Chipotle located at the corner of Route 100 & Shoemaker Road.



Jane McGill | Bill Hess

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

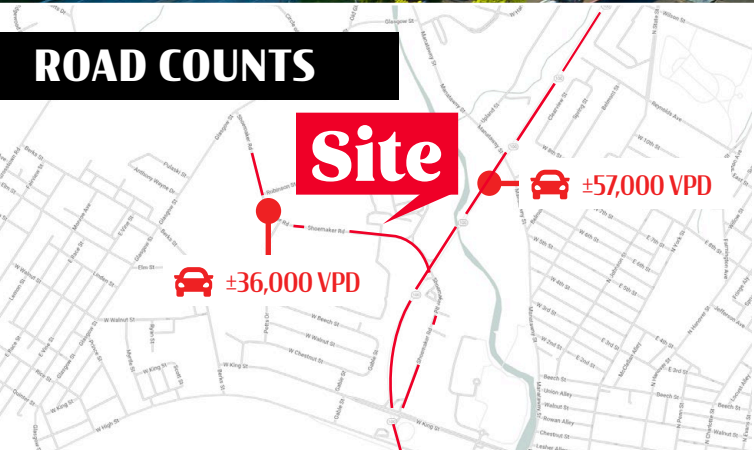
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,837	43,902	88,169
TOTAL EMPLOYEES	5,949	22,824	30,720
AVERAGE HHI	\$64,149	\$83,369	\$99,803
TOTAL HOUSEHOLDS	4,514	17,536	33,334

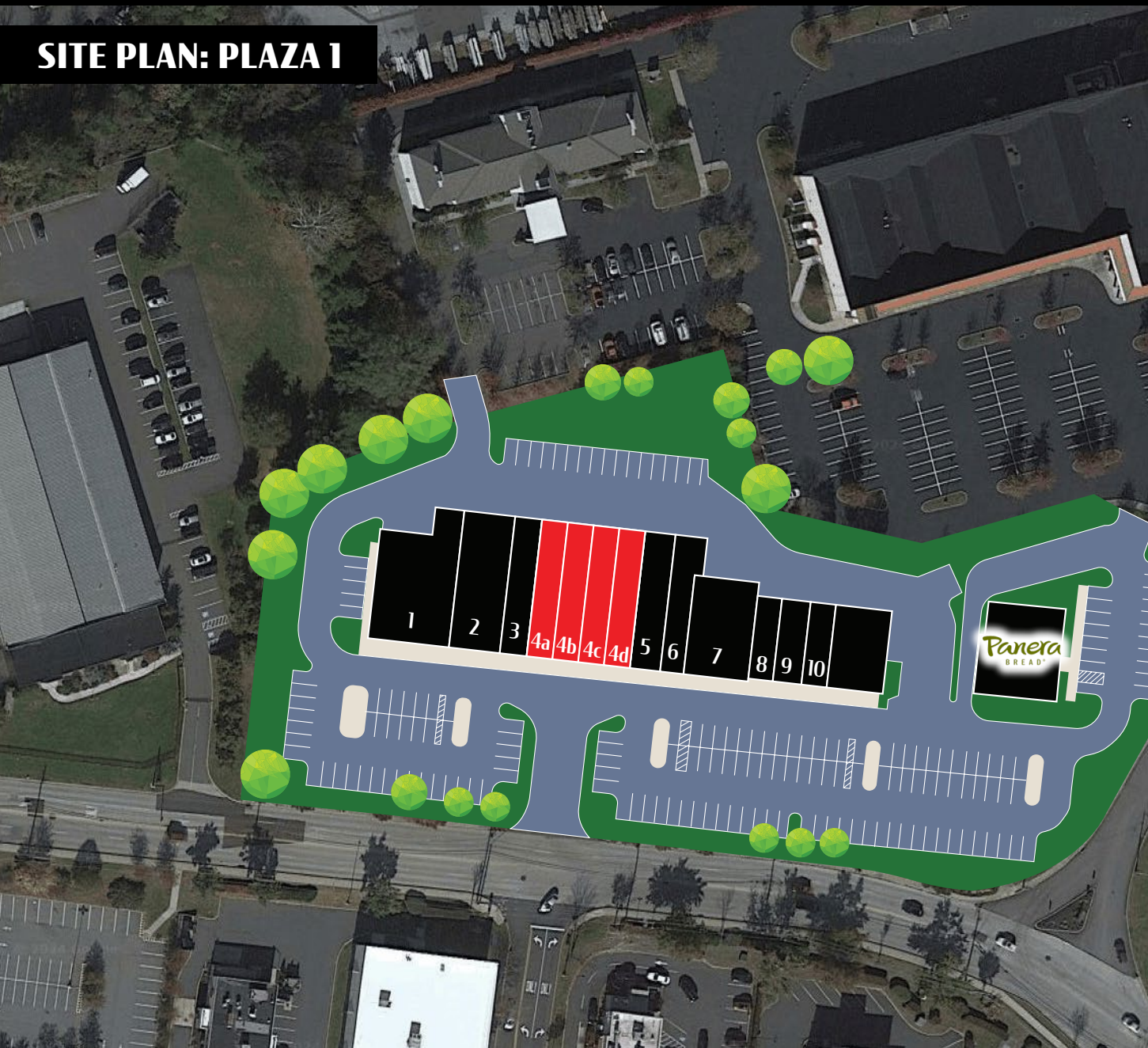
TRAFFIC COUNTS
 Rt 100 ±30,000 VPD | Shoemaker Rd ±12,000 VPD

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SITE PLAN: PLAZA 1



SPACE	TENANT	AREA (SF)
1	Verilife	5,200
2	Leslie's Poolmart	4,000
3	Army Corp of Engineers	2,000
4a	AVAILABLE	2,000
4b	AVAILABLE	2,000
4c	AVAILABLE	2,000
4d	AVAILABLE	2,000
5	Cosmo Prof/Sally Beauty	2,000
6	Beyond Smoke	1,650
7	Laundromat	3,150
8	Penn DOT Drivers License Center	1,200
9	Prestige Nailtique	900
10	Papa John's Pizza	1,500
11	Sakura Restaurant	2,204



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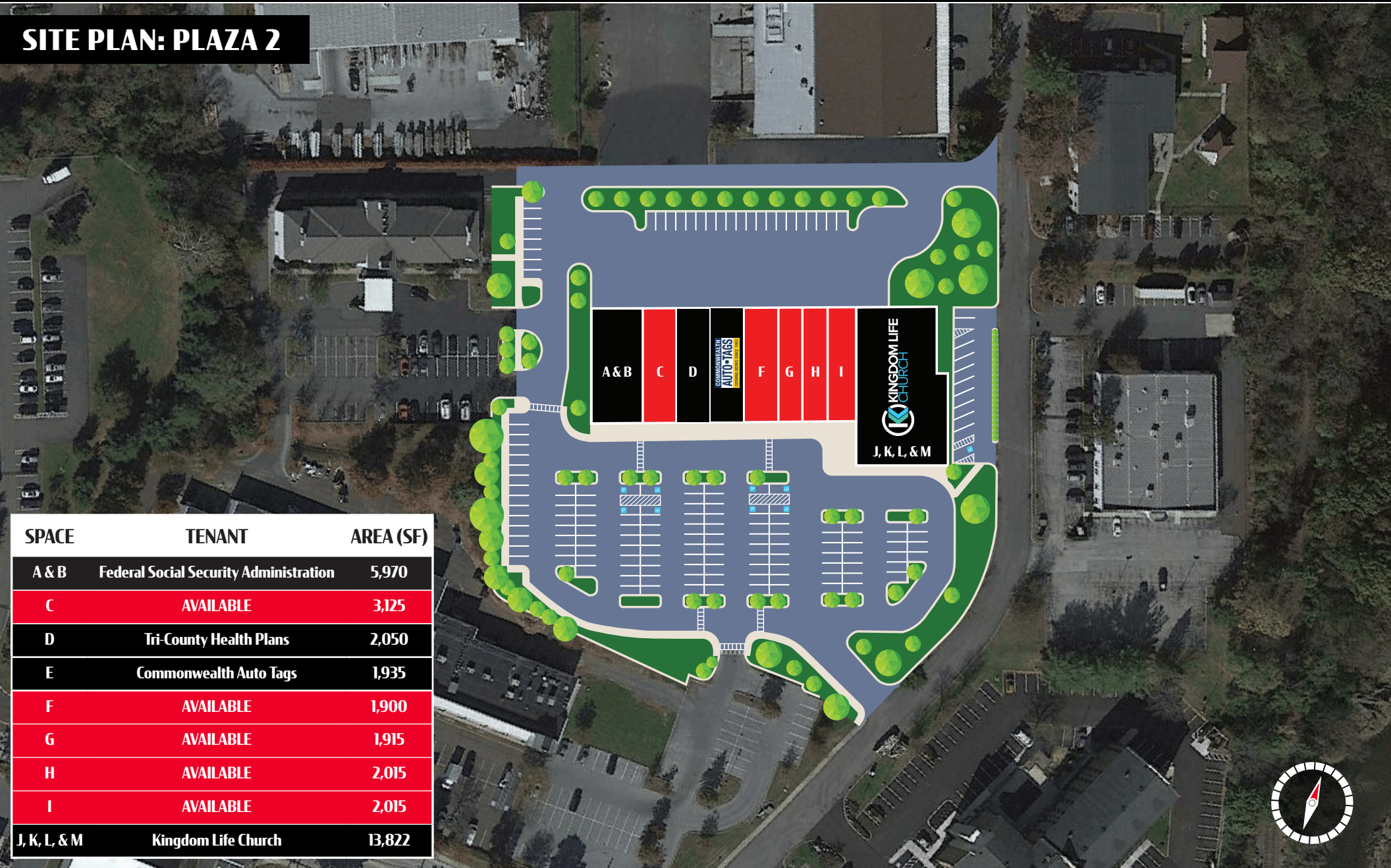
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SITE PLAN: PLAZA 2



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MID LEVEL AERIAL



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HIGH LEVEL AERIAL



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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.

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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Lancaster, PA 17601

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