

# Tri County Plaza

204 Shoemaker Road Pottstown, PA | 19464

*For Lease*



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.

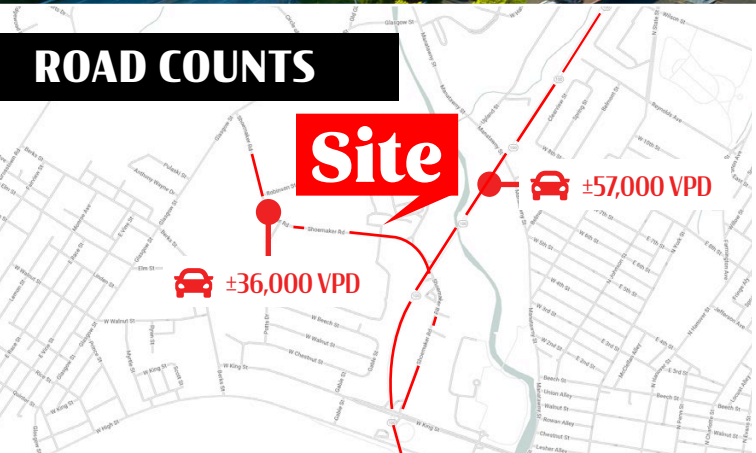
## *Surrounding Retailers*



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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

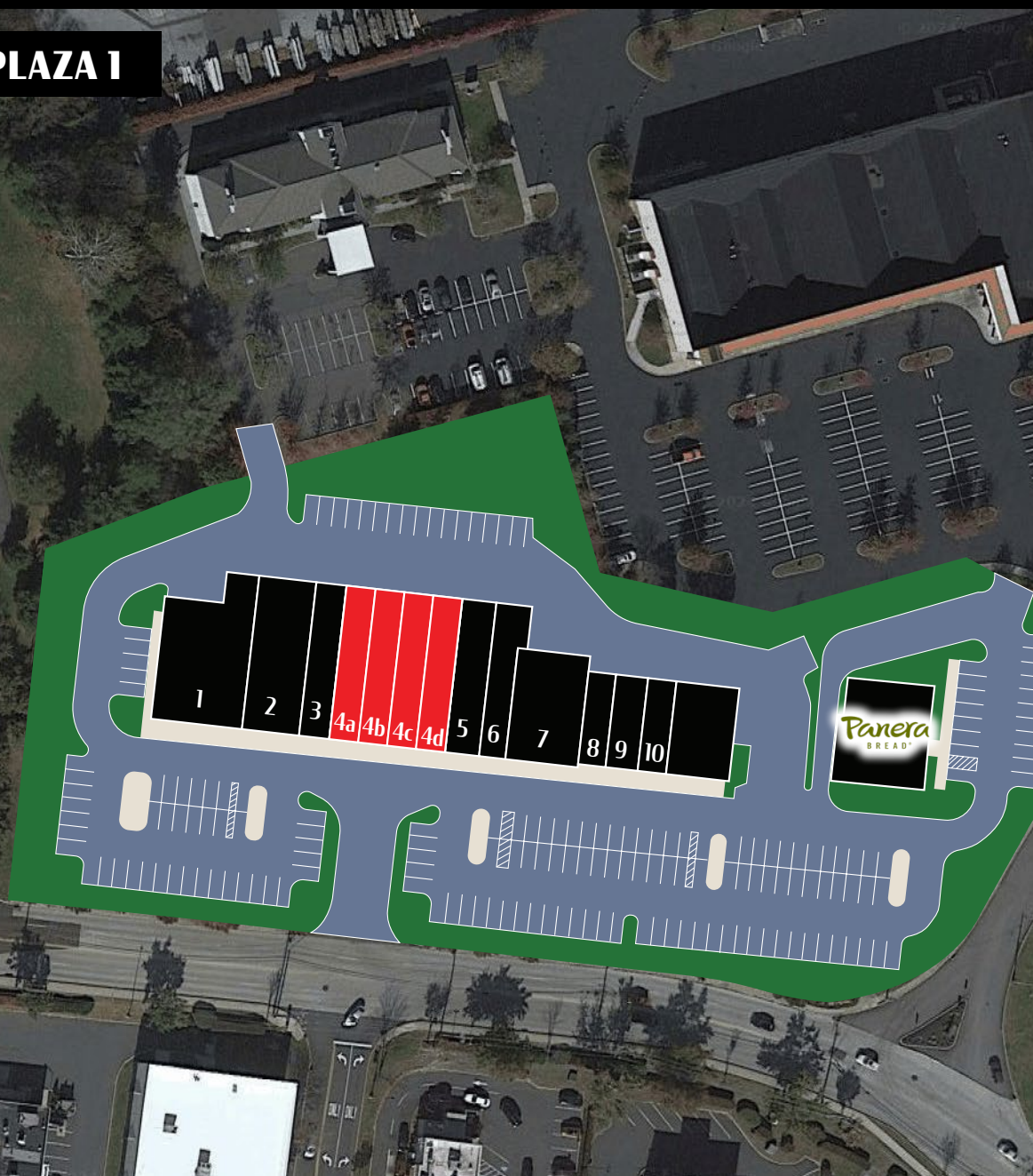
**TRAFFIC COUNTS**  
 Rt 100 ±30,000 VPD | Shoemaker Rd ±12,000 VPD

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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



Jane McGill | Bill Hess  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## SITE PLAN: PLAZA 2



SPACE	TENANT	AREA (SF)
A & B	Federal Social Security Administration	5,970
C	Indias Pantry LLC	3,125
D	Tri-County Health Plans	2,050
E	Commonwealth Auto Tags	1,935
F	AVAILABLE	1,900
G	AVAILABLE	1,915
H	AVAILABLE	2,015
I	AVAILABLE	2,015
J, K, L, & M	Kingdom Life Church	13,822

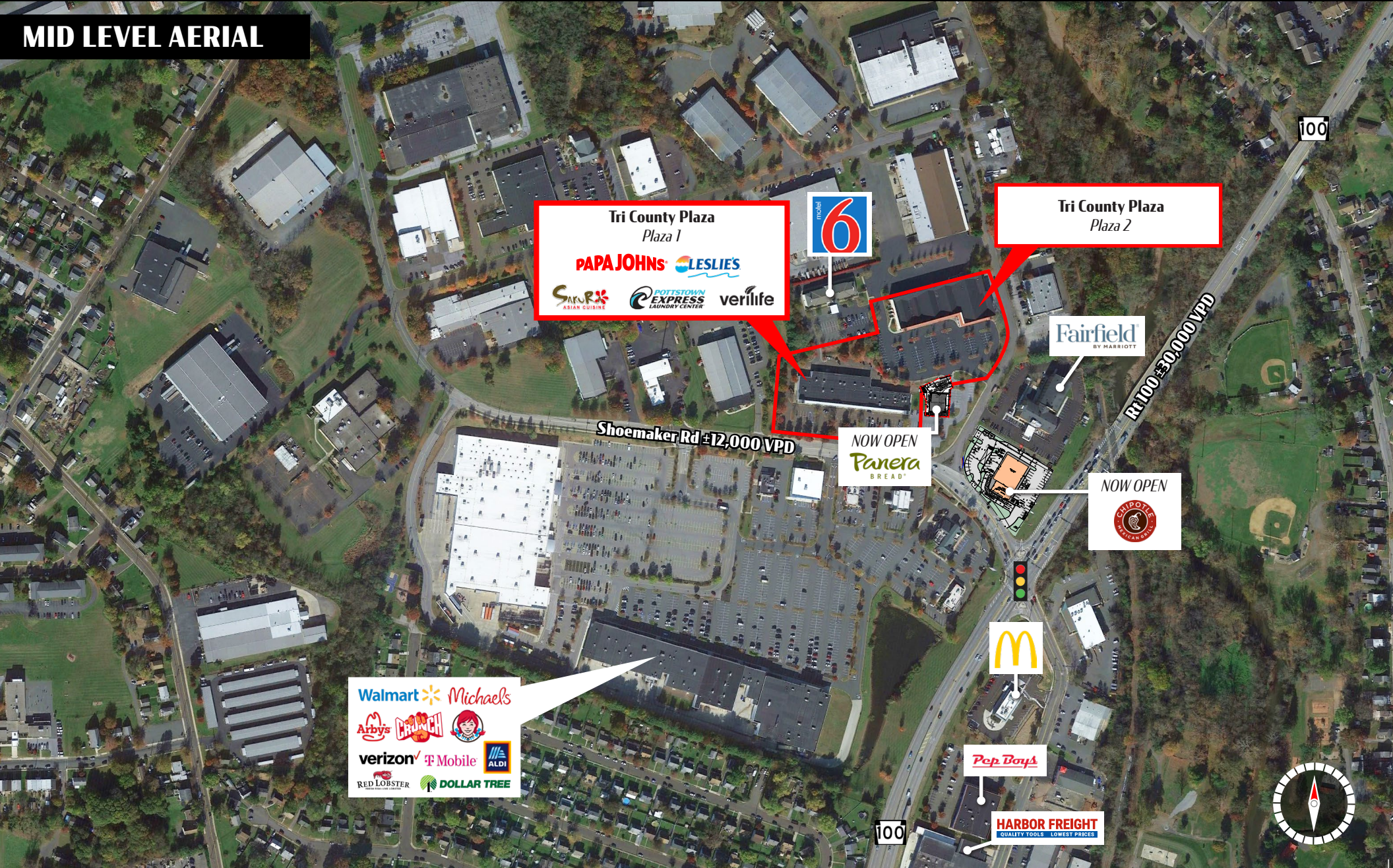


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MID LEVEL AERIAL



Tri County Plaza  
Plaza 1

PAPAJOHNS® LESLIE'S

SANKU'S ASIAN CUISINE POTSTOWN EXPRESS LAUNDRY CENTER verilife

Tri County Plaza  
Plaza 2

Walmart Michaels

Arby's CRUMBL

verizon T-Mobile ALDI

RED LOBSTER DOLLAR TREE

NOW OPEN  
Panera  
BREAD™

NOW OPEN  
CHIPOTLE  
MEXICAN GRILL

McDonald's

Pep Boys

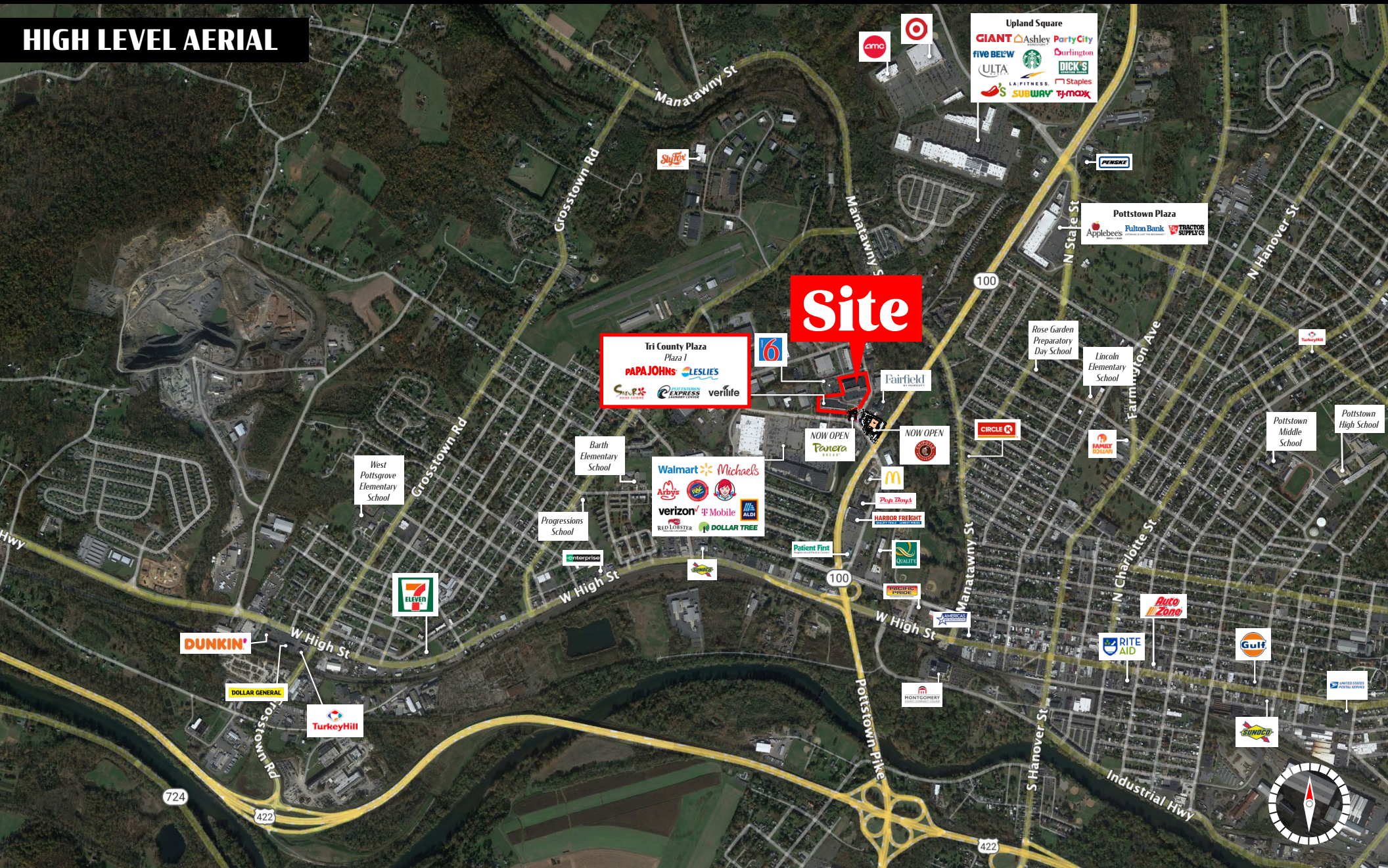
HARBOR FREIGHT  
QUALITY TOOLS. LOWEST PRICES.

# Tri County Plaza

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**HIGH LEVEL AERIAL**



**Tri County Plaza**  
Plaza 1  
PAPA JOHN'S LESLIE'S  
SUNNY'S EXPRESS veriflife

**Site**

Upland Square  
GIANT Ashley Party City  
five BELOW Starbucks Durlington  
ULTA DICK'S  
LA FITNESS SUBWAY T.J. MAXX

Pottstown Plaza  
Applebees Fulton Bank TRACTOR SUPPLIES

Walmart Michaels  
ALDI  
verizon F Mobile  
RED LOBSTER DOLLAR TREE

DUNKIN'  
DOLLAR GENERAL  
Turkey Hill

## 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 Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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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.

