

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.

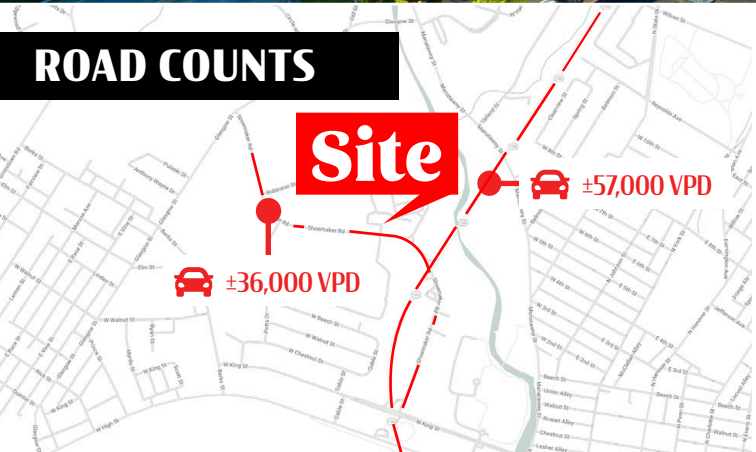
Surrounding Retailers



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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

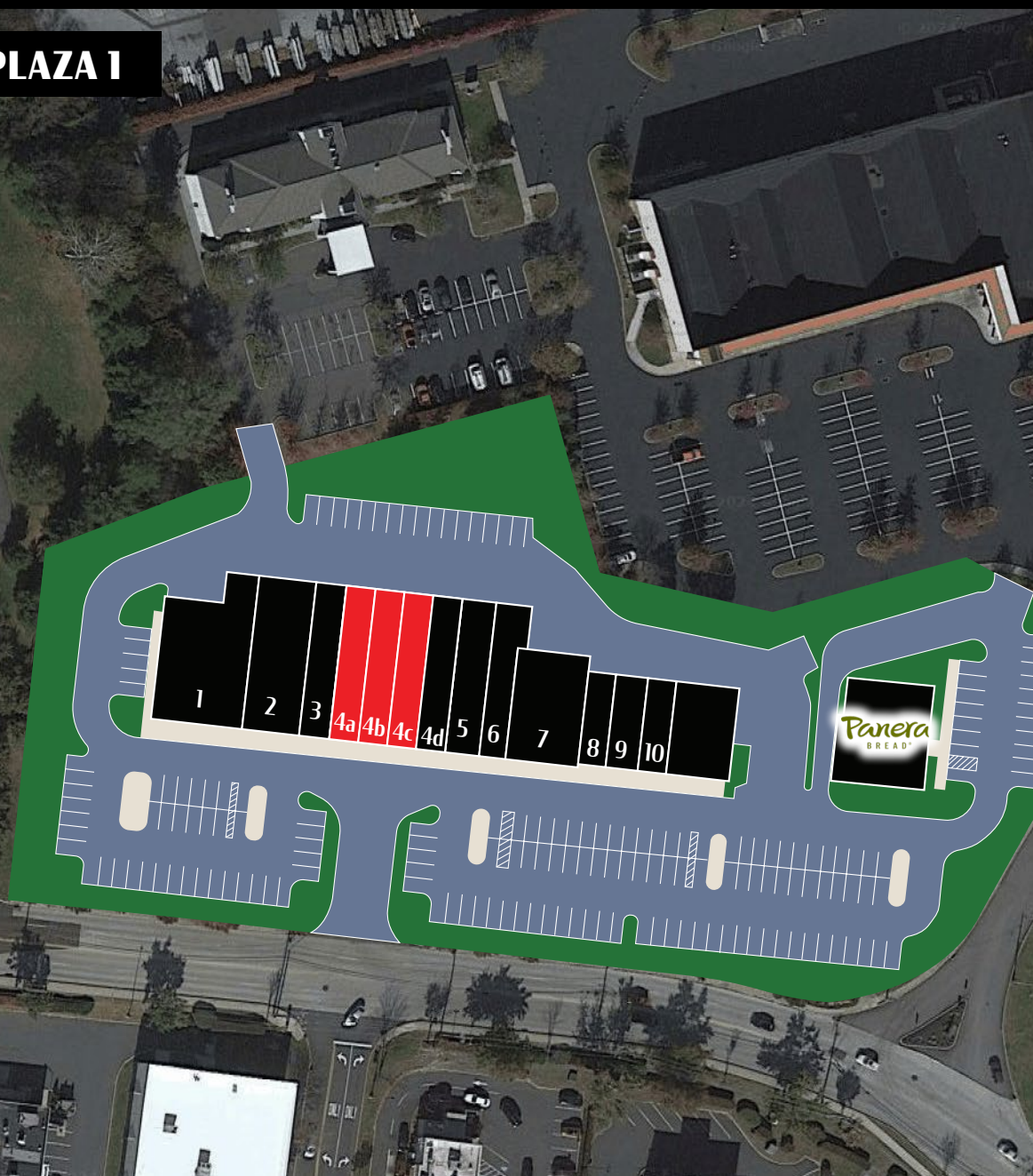
TRAFFIC COUNTS
 Rt 100 ±30,000 VPD | Shoemaker Rd ±12,000 VPD

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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	Wingstop	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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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,H,I	Heat All Stars	5,945
J, K, L, & M	Kingdom Life Church	13,822



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MID LEVEL AERIAL



Tri County Plaza
Plaza 1

PAPAJOHNS® LESLIE'S

SAKURIX 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.

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

NEW JERSEY OFFICE:

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

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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.

