# Tri County Plaza

204 Shoemaker Road Pottstown, PA | 19464

*For Lease*










## *Property Overview*

**Available**
**±2,000-6,000 SF**

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*

Walmart · Michaels · DOLLAR TREE · RED LOBSTER · Pep Boys · TSC TRACTOR SUPPLY CO · DICK'S SPORTING GOODS · TJ maxx

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**Jane McGill | Bill Hess**
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

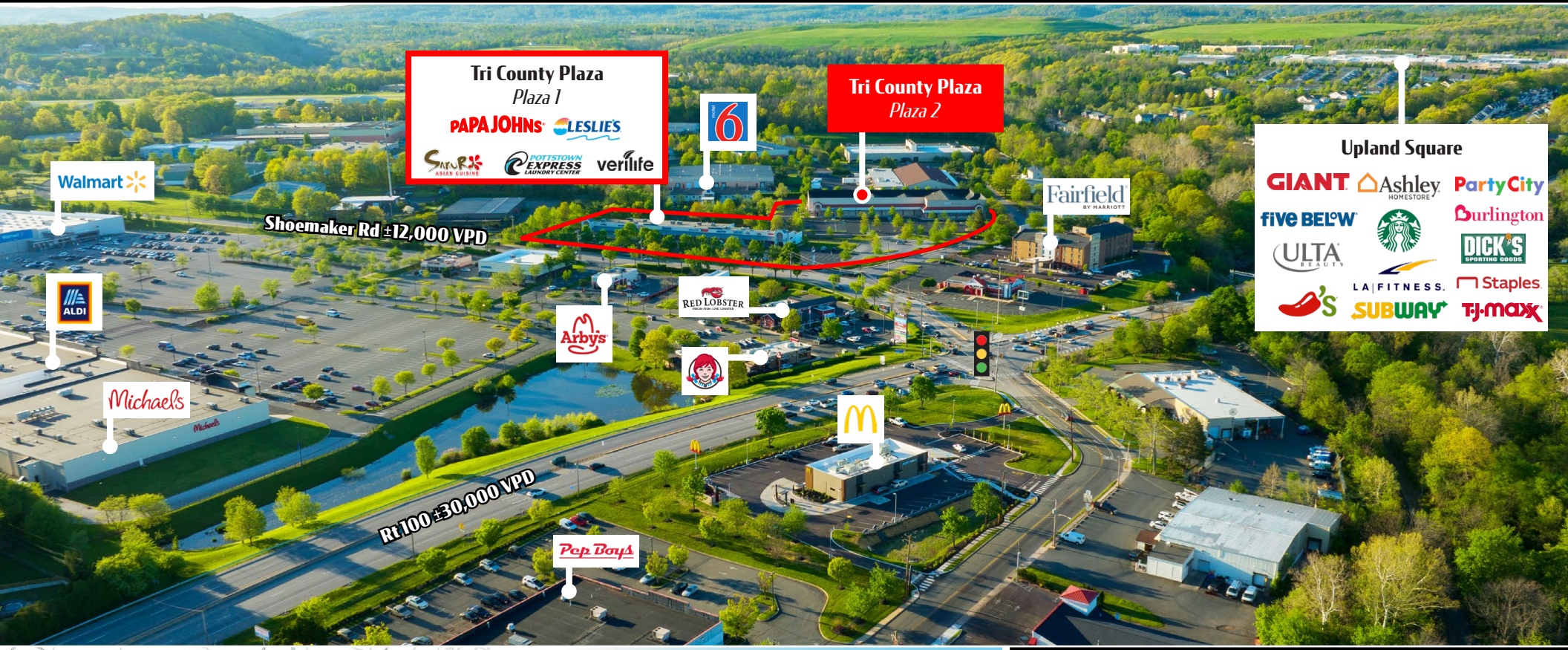
ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

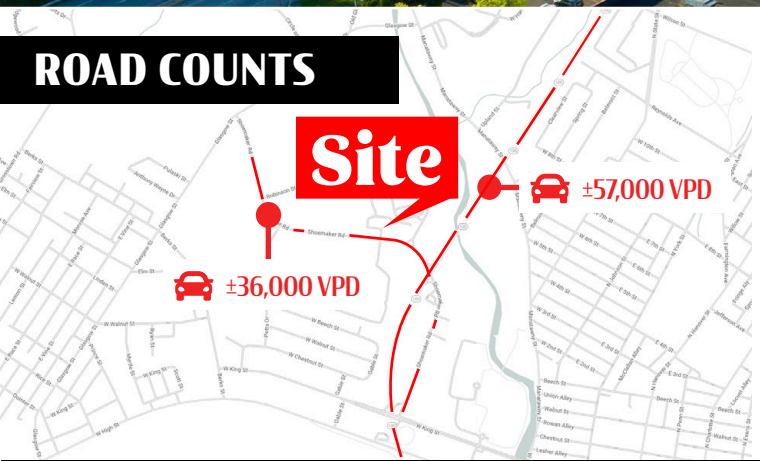
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## ROAD COUNTS






| 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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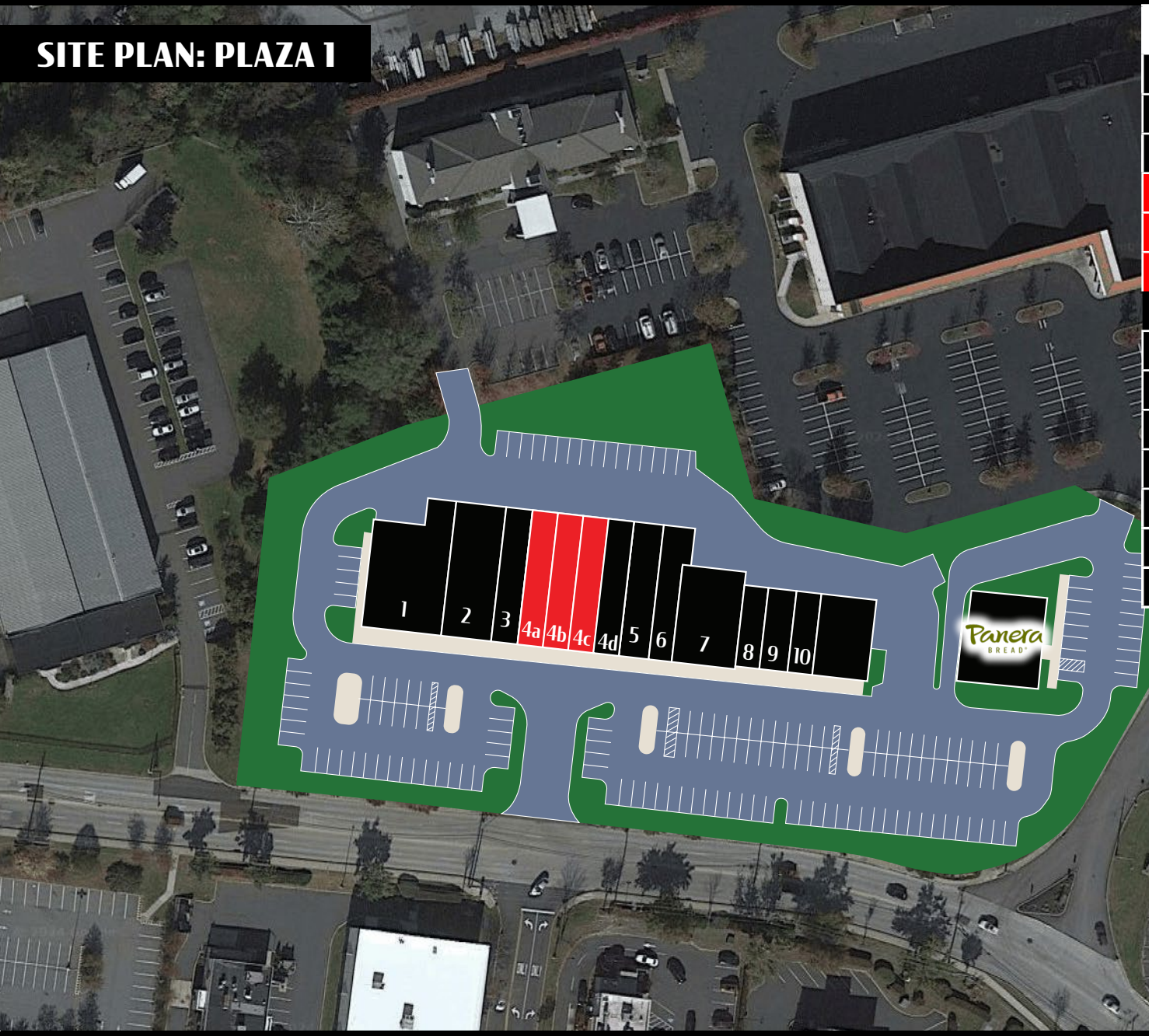
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## SITE PLAN: PLAZA 1




| 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 |

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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 | Heat All Stars | 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





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## HIGH LEVEL AERIAL





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# Bennett Williams
COMMERCIAL REAL ESTATE

## 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

## LISTING AGENTS:




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**CONTACT US**
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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT




# 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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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