

# 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 Pottstown market. Center is just north of Rt. 422 Expressway. Excellent visibility and easy access from Rt. 100. Pylon signage available. Proven retail corner. Coming soon, a freestanding Panera Bread at Tri County Plaza as well as a new Chipotle development at the corner of Rt. 100 & Shoemaker Road.

## *Surrounding Retailers*



Jane McGill | Bill Hess  
717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK



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Tri County Business Campus  
Plaza 1  
PAPAJOHNS LESLIE'S Aaron's  
SANTITAS ASIAN CUISINE EXPRESS LAUNDRY CENTER verilife

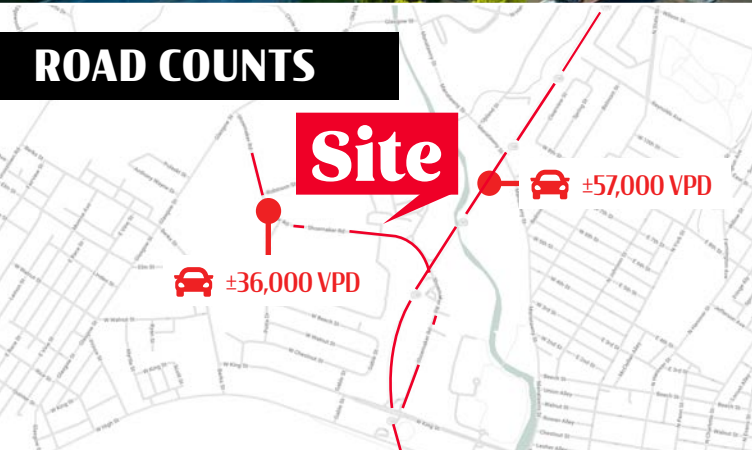
**Site**  
±1,900-28,777 SF

Upland Square  
GIANT Ashley HomeStore PartyCity  
five BELOW Starbucks Burlington  
ULTA BEAUTY BED BATH & BEYOND  
LA FITNESS Staples  
SUBWAY TJ-maxx

Shoemaker Rd ±12,000 VPD

Rt 100 ±30,000 VPD

## 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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## SITE PLAN



SPACE	TENANT	AREA (SF)
A & B	Federal Social Security Administration	5,970
C	AVAILABLE	3,125
D	AVAILABLE	2,050
E	AVAILABLE	1,935
F	AVAILABLE	1,900
G	AVAILABLE	1,915
H	AVAILABLE	2,015
I	AVAILABLE	2,015
J, K, L, & M	AVAILABLE	13,822

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## MID LEVEL AERIAL



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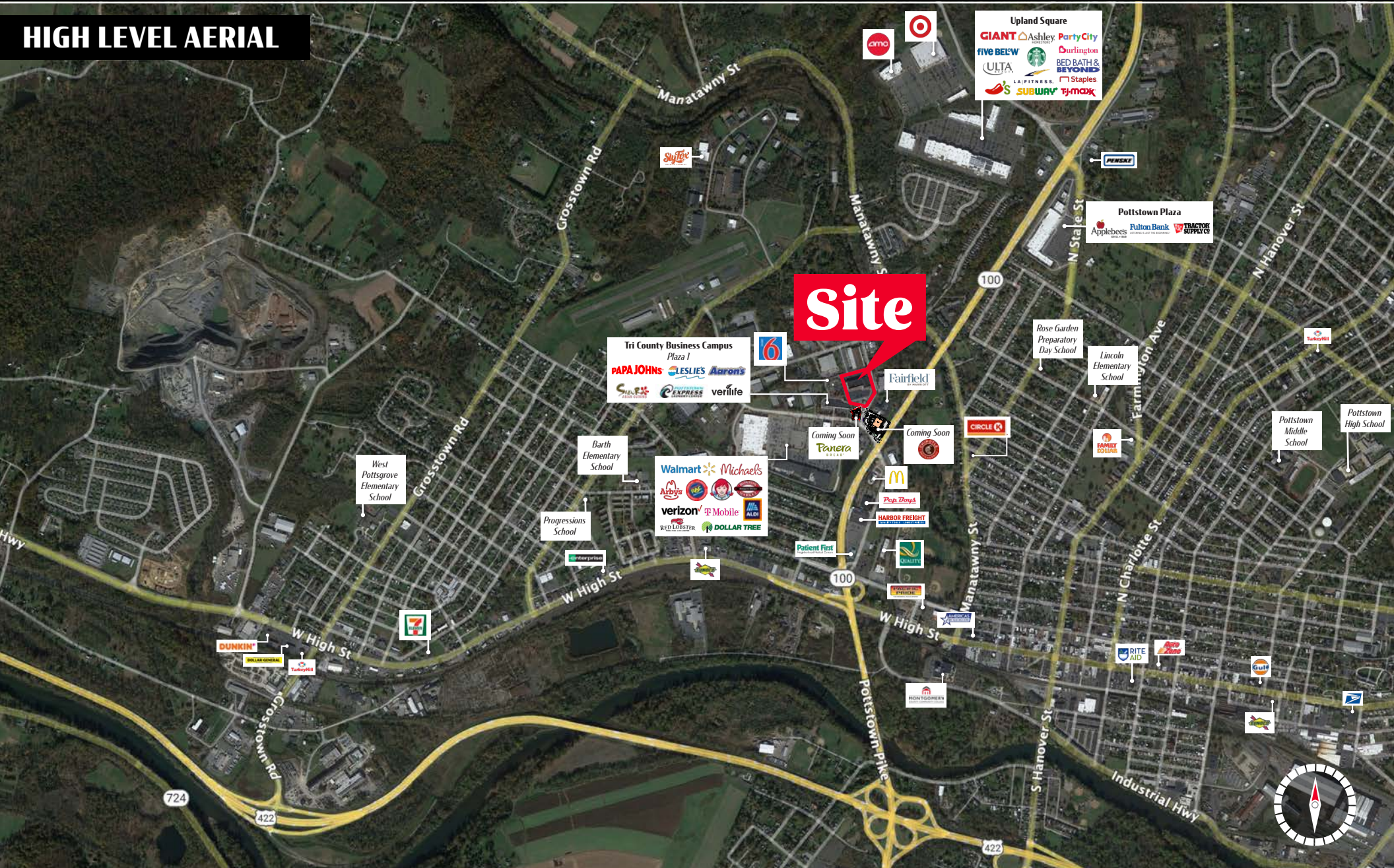


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**HIGH LEVEL AERIAL**



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