

FULLY LEASED

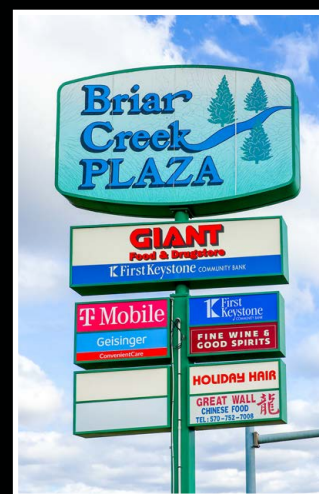
BRIAR CREEK plaza

10-65 Briar Creek Plaza | Berwick, PA 18603



Property Overview

Briar Creek Plaza is a 131,724 square foot grocery-anchored center in Berwick, PA. The tenants include Giant, Holiday Hair, Fine Wine and Spirits, First Keystone, and more. The center benefits from ample parking, fully signalized access, pylon signage, and strong co-tenancy.



Abe Khan | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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BRIAR CREEK plaza

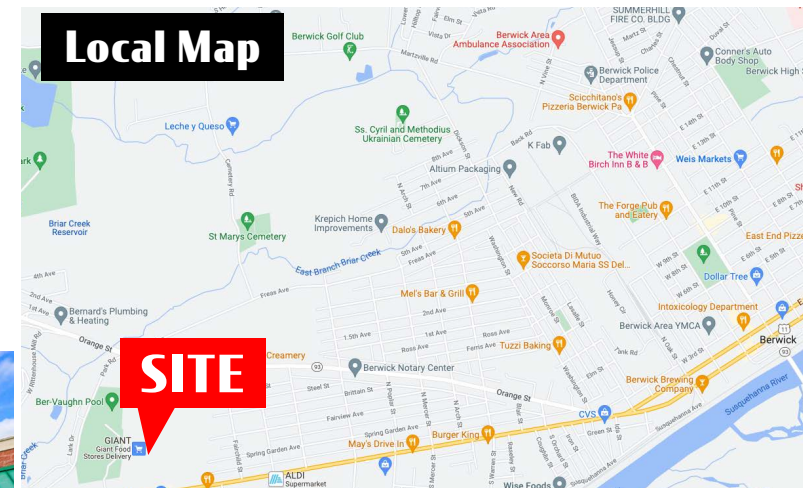
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Location

Briar Creek Plaza is ideally located in the heart of Briar Creek Township, a community off the Susquehanna River in Columbia County. The shopping center has excellent frontage on Route 11 (W Front Street), which is one of the main travel arteries throughout the county and brings you into Bloomsburg University (+/- 10,000 students). National retailers along this corridor include McDonald's, Sheetz, ALDI, and Family Dollar, just to name a few.



Local Map



Trade Area

Adding to the stability of the market are the demographics within a five-mile radius. There are +/- 24,000 people occupying +/- 11,000 households, with an annual income of over \$68,000. The property sees more than 16,000 vehicles a day.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,323	17,036	23,847
TOTAL EMPLOYEES	1,101	7,007	9,335
AVERAGE HHI	\$76,240	\$64,758	\$68,805
TOTAL HOUSEHOLDS	1,041	7,337	10,213
TRAFFIC COUNTS: W Front Steet (Rt 11) - ± 16,000 VPD			



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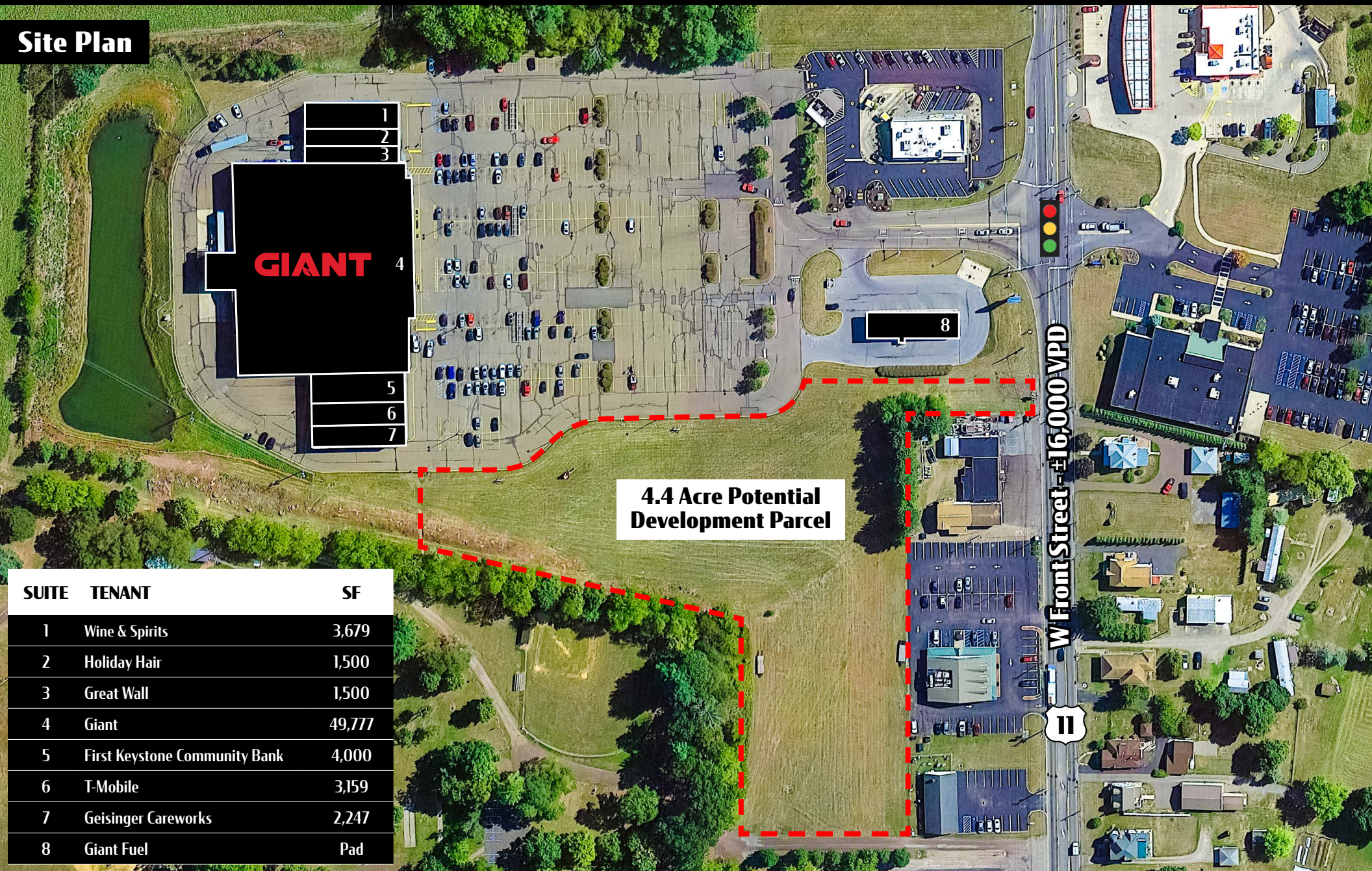
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Site Plan



4.4 Acre Potential
Development Parcel

SUITE	TENANT	SF
1	Wine & Spirits	3,679
2	Holiday Hair	1,500
3	Great Wall	1,500
4	Giant	49,777
5	First Keystone Community Bank	4,000
6	T-Mobile	3,159
7	Geisinger Careworks	2,247
8	Giant Fuel	Pad



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Market Aerial



BRIAR CREEK
plaza

GIANT **First**
T Mobile **Keystone**
COMMUNITY BANK
FINE WINE & GOOD SPIRITS



DOLLAR GENERAL

FAMILY DOLLAR
my family, my family dollar.



SHEETZ



DOLLAR TREE
Distribution Center

Fulton Bank
LISTENING IS JUST THE BEGINNING.®



Advance
Auto Parts

CVS
pharmacy



DUNKIN'

DOLLAR GENERAL



DOLLAR TREE



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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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