

FULLY LEASED

BRIAR CREEK plaza

10-65 Briar Creek Plaza | Berwick, PA 18603



**4.4 Acre Potential
Development Parcel**

#16,000 VPD

W Front Street

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.



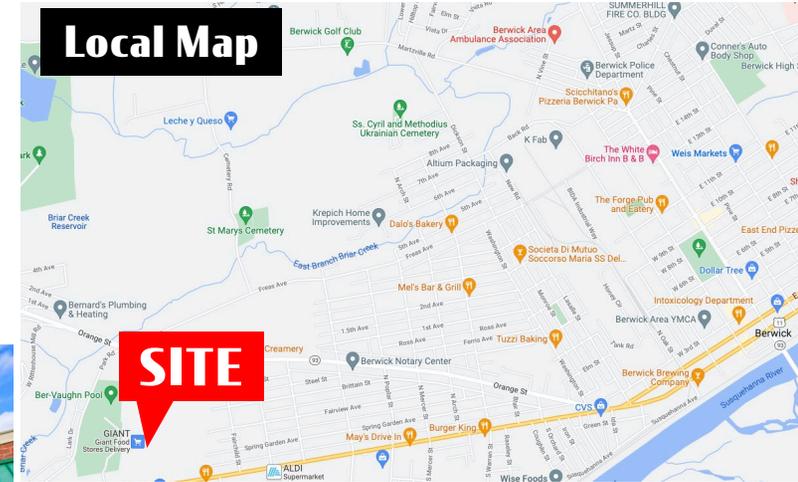
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Location

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.



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			



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



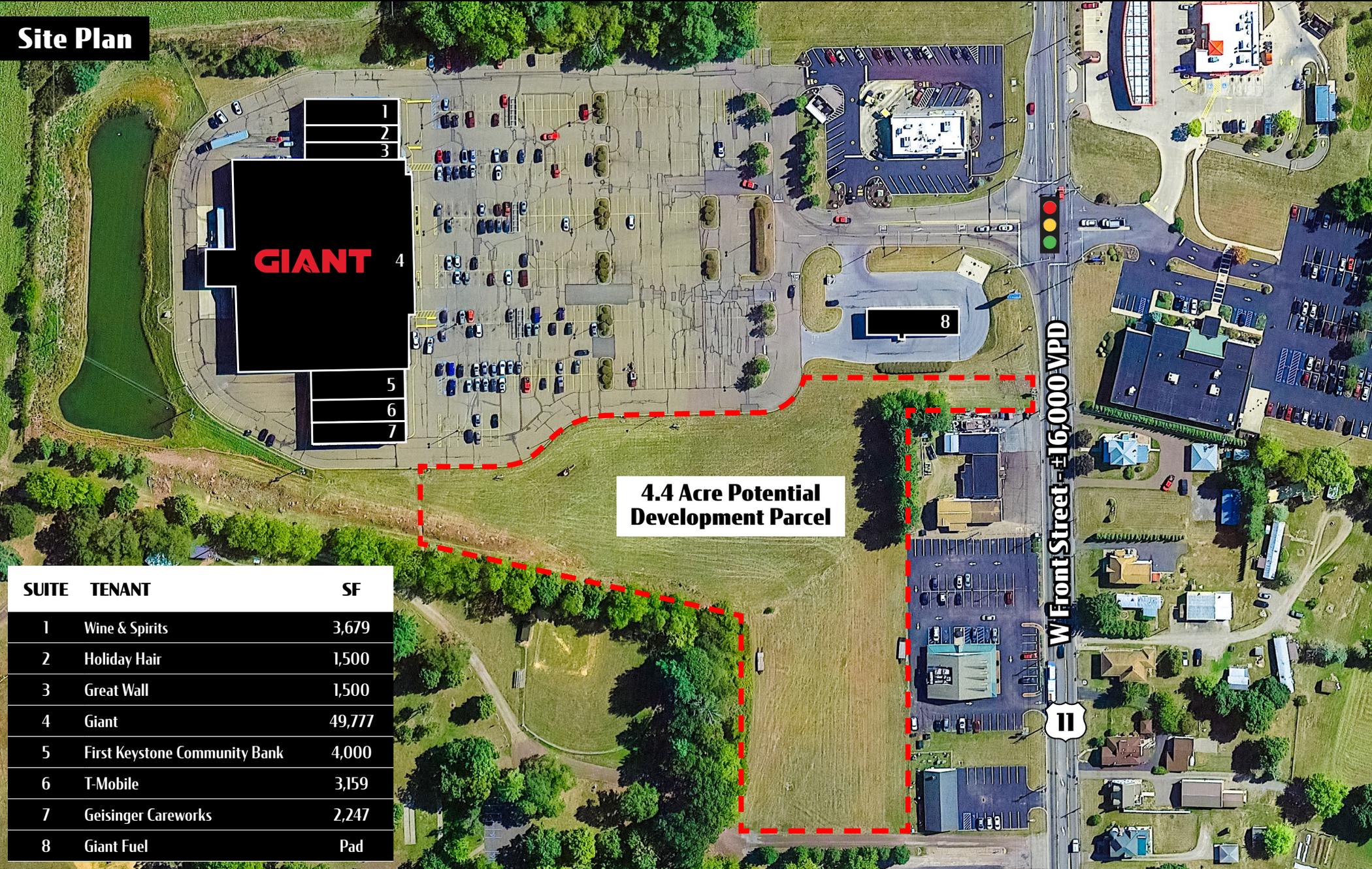
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Site Plan



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
FINE WINE & GOOD SPIRITS

First Keystone
COMMUNITY BANK

T-Mobile



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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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About Bennett Williams

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