

SINKING SPRING SHOPPING CENTER

4870 Penn Ave | Sinking Spring, PA 19608

LEASE

Property Overview

Sinking Springs shopping center is a Redners anchored center approximately 66,000 square feet strip not including the outparcels of Arby's, Rite Aid, Wendy's, M&T Bank, and Mavis. We are leasing the last available inline space of 960 SF available. Located in the heart of Sinking Springs on Penn Avenue where there are approximately 17,000 VPD.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	35,713	77,137	168,654
TOTAL EMPLOYEES	9,170	40,505	75,322
AVERAGE HHI	\$109,944	\$107,690	\$85,060
TOTAL HOUSEHOLDS	13,695	29,910	63,850

TRAFFIC COUNTS: Penn Ave ± 17,000 VPD



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



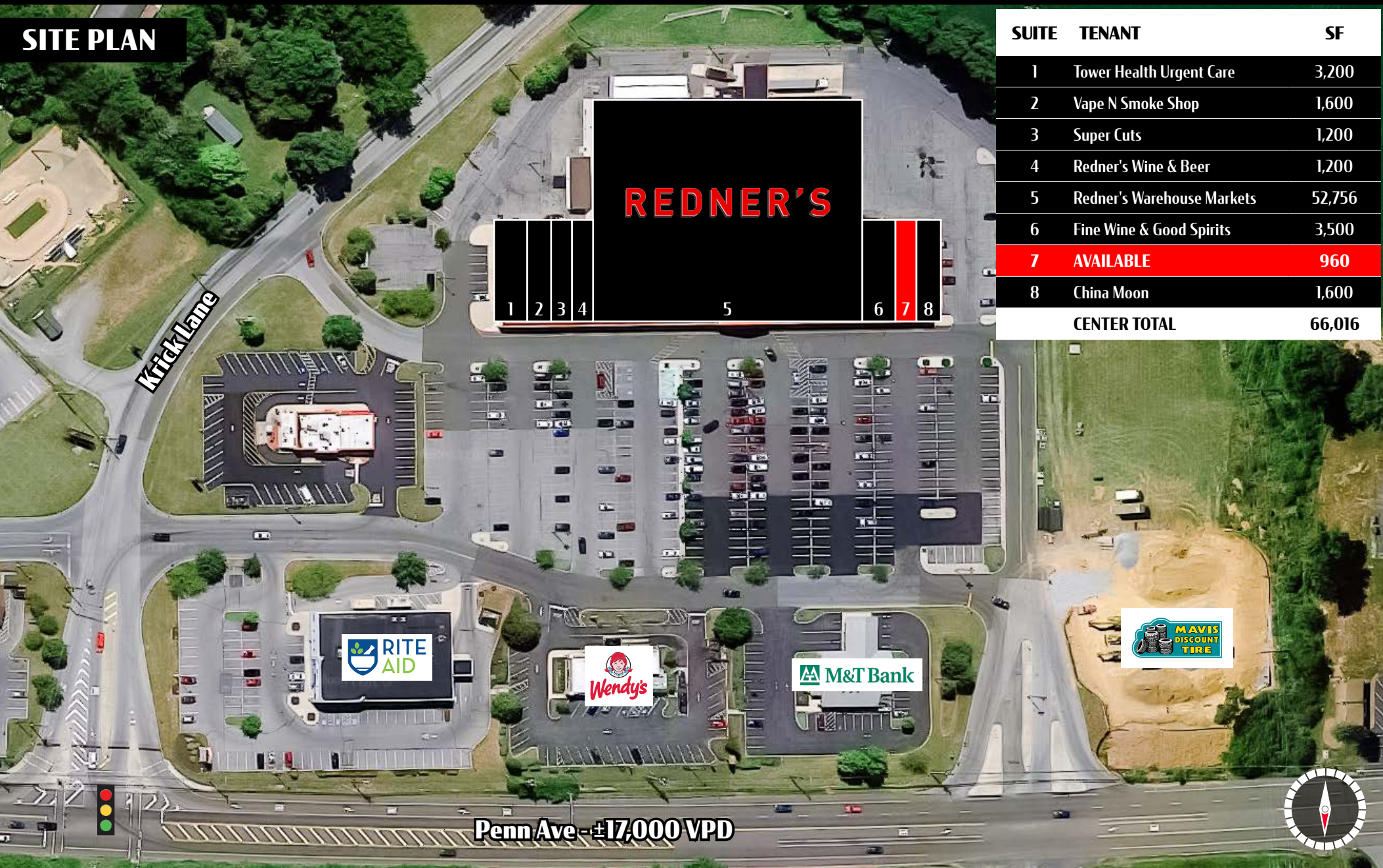
COMMERCIAL BROKERAGE. *Redefined.*

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SITE PLAN



SUITE	TENANT	SF
1	Tower Health Urgent Care	3,200
2	Vape N Smoke Shop	1,600
3	Super Cuts	1,200
4	Redner's Wine & Beer	1,200
5	Redner's Warehouse Markets	52,756
6	Fine Wine & Good Spirits	3,500
7	AVAILABLE	960
8	China Moon	1,600
CENTER TOTAL		66,016

Penn Ave - ±17,000 VPD



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MARKET AERIAL



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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.

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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