

For Lease

SUGARMAN'S PLAZA

±4,684 - 90,805 SF
+ 2 Pads

600 Scranton Carbondale Highway | Archbald, PA 18403

New Facade Coming Soon



Property Overview

Sugarman's Plaza is a Tractor Supply anchored shopping center on Scranton Carbondale Highway in Archbald, PA. There are up to 211,672 square feet available for lease. The property will be undergoing major upgrades which includes a new facade, parking lot, lighting, and pylon signage. The site benefits from ample parking, easy access and exposure from Route 6, and great visibility. There are inline and pad site opportunities available. The center is located within Archbald Borough and is zoned Regional Commercial.

Nearby:

BIG LOTS!
DUNKIN'



Abe Khan | Ashlee Lehman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

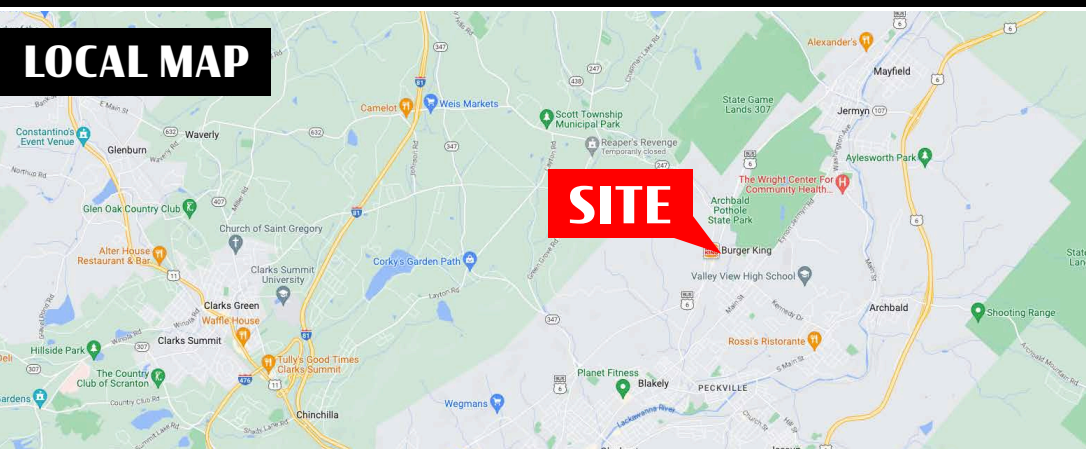


COMMERCIAL BROKERAGE. *Redefined.*

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Location Sugarman's Plaza is ideally positioned on Route 6, which is the main retail corridor in the market, connecting Archbald to Dickson City and Carbondale. Nearby National retailers include Big Lots, Rite Aid, Fine Wine and Spirits, and McDonalds to name a few.

Trade Area Adding to the stability in the market are the demographics within a 20-minute radius. There are 114,693 people within 47,896 households and an average annual income of \$76,188. The demographics within a 10-mile radius are even stronger. There are 183,221 people within 74,291 households with an average annual income of \$59,330.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	27,017	45,724	100,584
TOTAL EMPLOYEES	9,026	20,401	44,197
AVERAGE HHI	\$66,475	\$71,378	\$77,661
TOTAL HOUSEHOLDS	11,782	19,817	42,012
TRAFFIC COUNTS: Scranton Carbondale Hwy - ±13,000 VPD			



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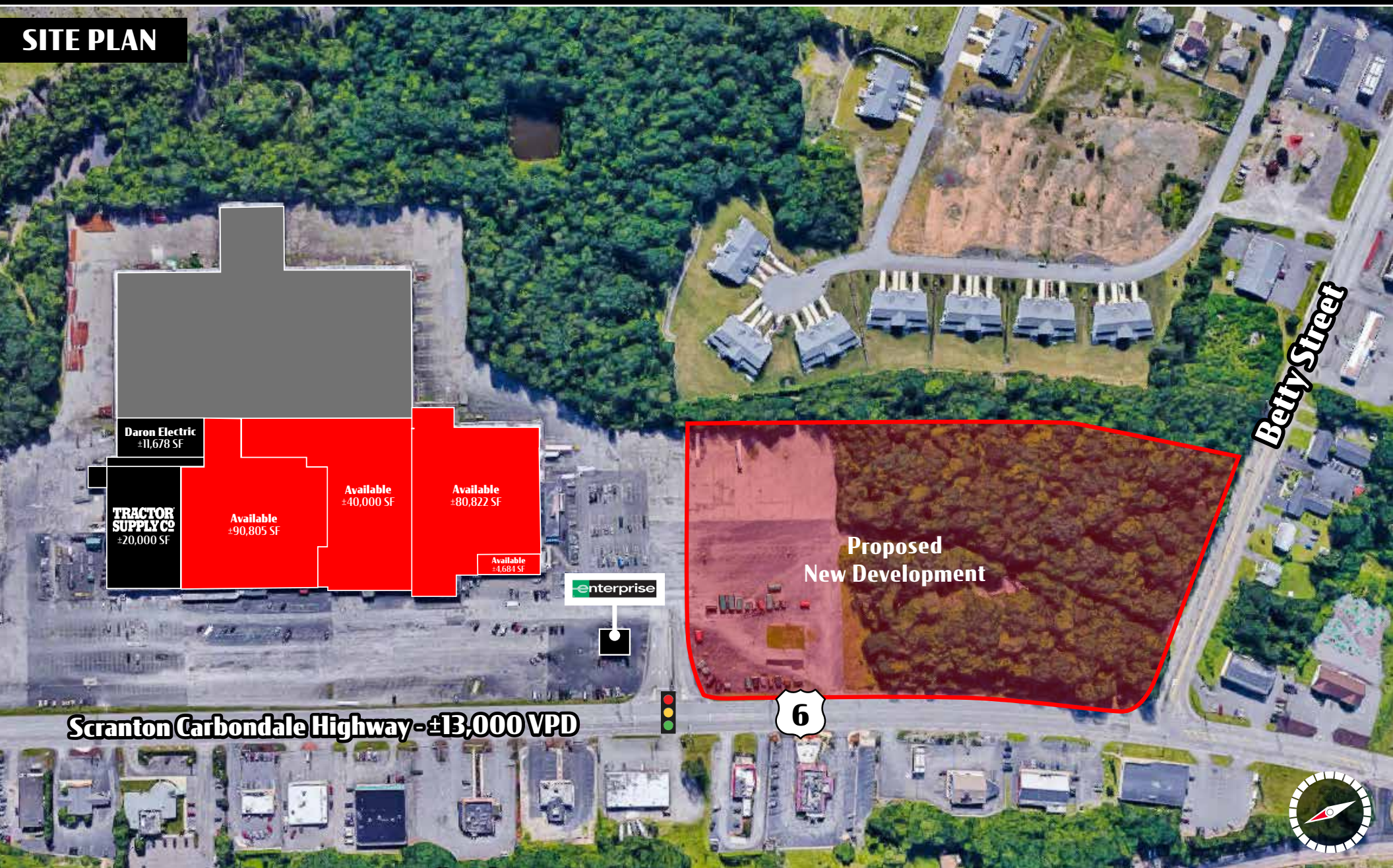
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SITE PLAN



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Available Spaces



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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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