



# PROPERTY OVERVIEW

The pad located at **9343 PA-61 in Shamokin, PA** offers a fully approved pad for a quick-service restaurant. The parcel is strategically located next to the region's Walmart Supercenter, Aldi Supermarket, Mavis Discount Tire, Tractor Supply Company and the proposed Wawa! The property is for sale or lease and provides an excellent opportunity for any QSR or retailer looking to join the Shamokin market.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	28,179	37,491	52,685
TOTAL EMPLOYEES	6,269	8,173	11,876
AVERAGE HHI	\$68,627	\$73,280	\$78,579
TOTAL HOUSEHOLDS	11,558	15,398	21,434

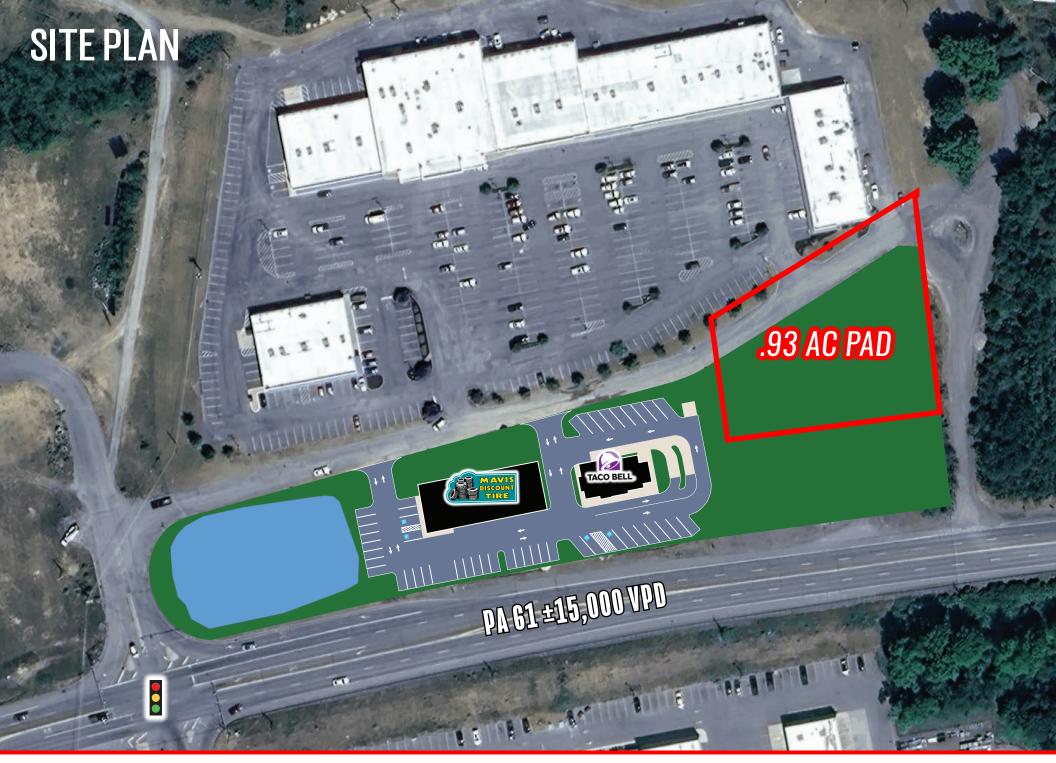
TRAFFIC COUNTS: PA- 61 ±16,000 VPD



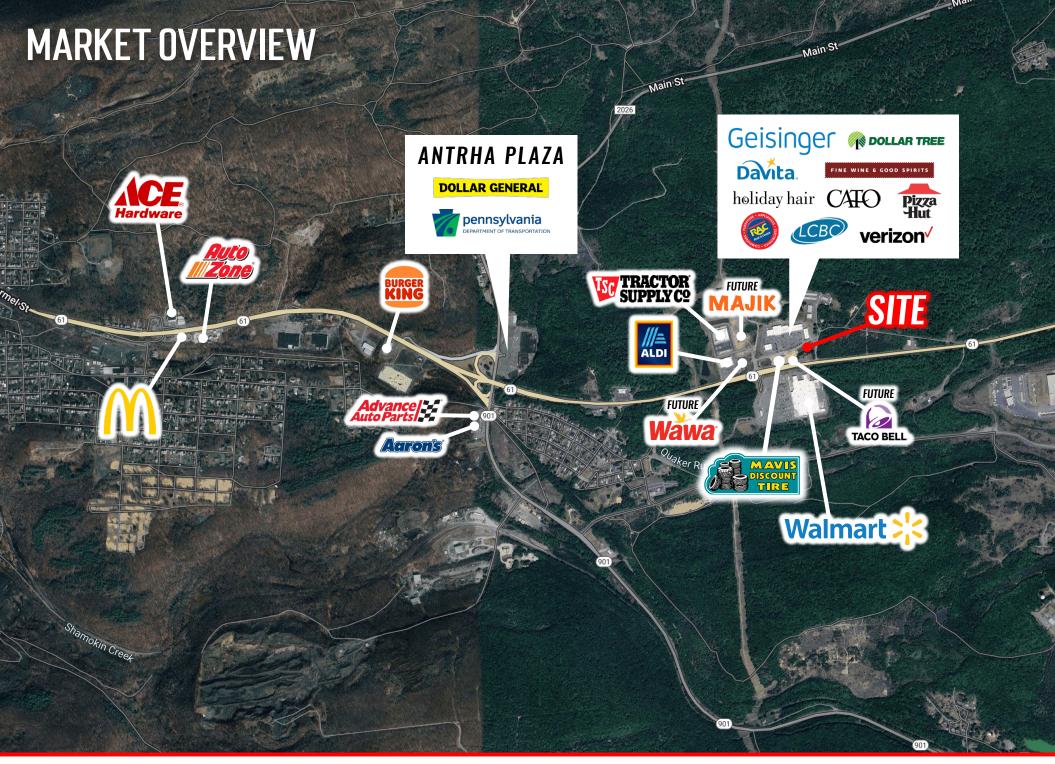


















## **OUR LOCATIONS:**

### YORK OFFICE:

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

### **WEST CHESTER OFFICE:**

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

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

### **NEW JERSEY OFFICE:**

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

## LISTING AGENTS:



### **Adam Hagerman**

ahagerman@bennettwilliams.com



### Cale Bruso

cbruso@bennettwilliams.com



### **Brad Rohrbaugh**

brohrbaugh@bennettwilliams.com



### **Chad Stine**

cstine@bennettwilliams.com

### **CONTACT US**

717.843.5555 | www.bennettwilliams.com

# LANDLORD REPRESENTATION

## TENANT REPRESENTATION

INVESTMENT SALES PROPERTY MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.



