





# **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.



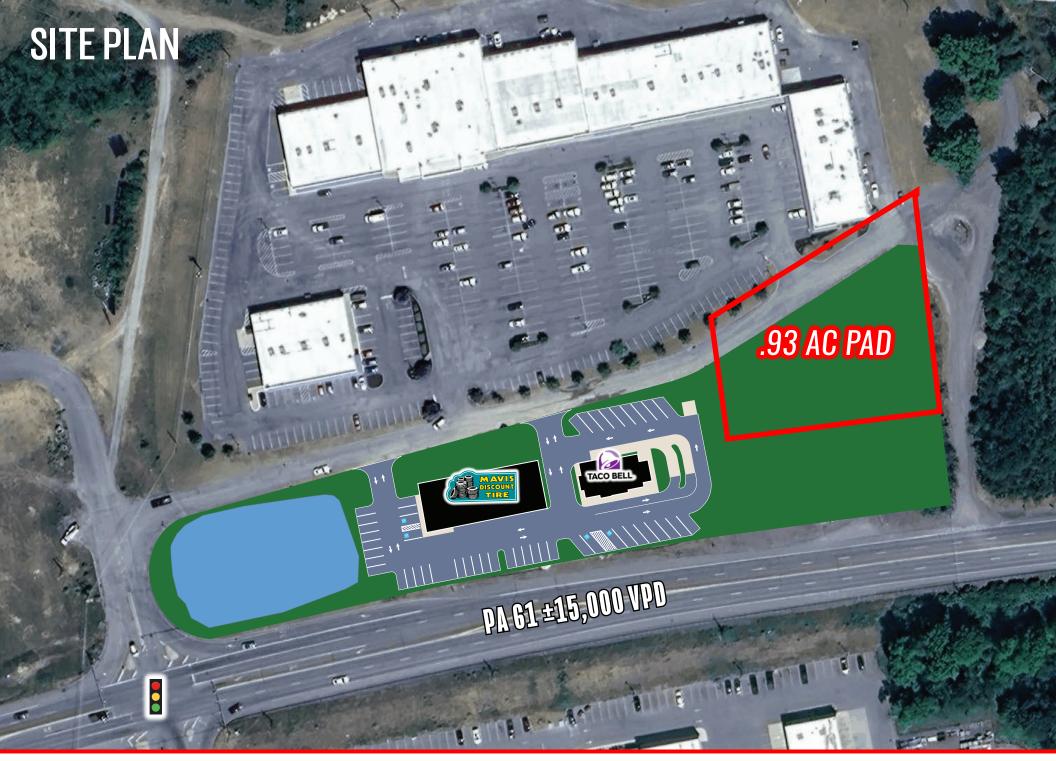
DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	28,179	37,491	52,685
TOTAL EMPLOYEES	6,269	8,173	11,876
AVERAGE HHI	\$68,627	\$73,280	\$78,579
TOTAL HOUSEHOLDS	11,558	15,398	21,434

TRAFFIC COUNTS: PA- 61 ±16,000 VPD



















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# LANDLORD REPRESENTATION

## TENANT REPRESENTATION

INVESTMENT SALES PROPERTY MANAGEMENT



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