

THE SHOPPES AT COVENTRY

351 West Schuylkill Road | Pottstown, PA 19465

FOR LEASE
±1,800 - 12,880 SF



JOIN RETAILERS:



THE SHOPPES AT COVENTRY

Boscov's

KOHL'S

DICK'S
SPORTING GOODS

ROSES

Gabe's JOANN

FIT LIFE
FITNESS
AND PICKLEBALL

BAM!
BOOKS • TOYS • TECH • MORE

Community
HEALTH & DENTAL
Care

BIG
PHIL'S
Bar & Grill

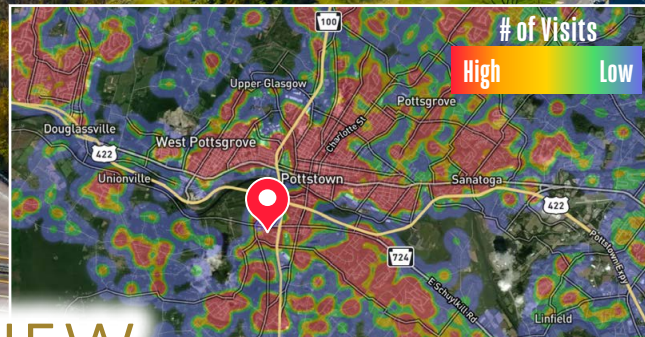


PROJECT OVERVIEW 351 West Schuylkill Road | Pottstown, PA 19465

The Shoppes at Coventry, now in the final phase of a multi-million dollar transformation is a well-anchored, proven retail destination and community gathering place located in southern Pottstown at the intersection of heavily travelled Rt. 100 & Rt. 724 (Schuylkill Road) and just south of the Route 422 Expressway.

The center is anchored by Boscov's, Kohl's, Dick's, Joann, Gabe's and Rose's Discount Store. Additional tenants include Books A Million, Fit Life Fitness & Pickleball and Community Health & Dental Care and many more.

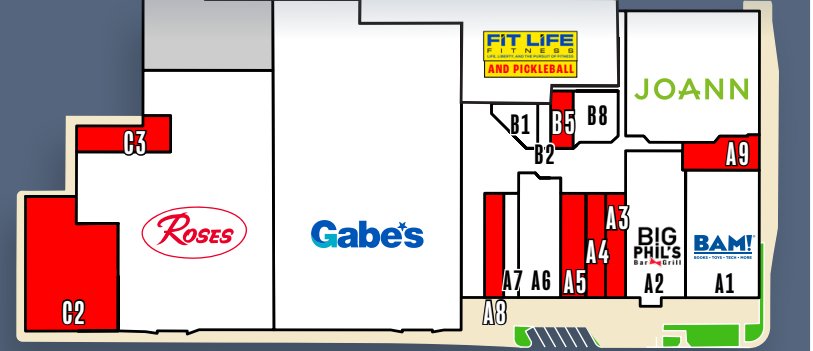
OVER 1.7 MILLION ANNUAL VISITORS



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	39,669	70,249	126,698
TOTAL EMPLOYEES	20,335	36,258	66,696
TOTAL HOUSEHOLDS	15,847	27,117	47,567
AVERAGE HHI	\$78,734	\$89,167	\$98,223

LOCATION OVERVIEW

The Shoppes at Coventry offers easy access and excellent visibility from its significant frontage on Rt. 100 ($\pm 30,364$ VPD), the major north-south commercial artery connecting Pottstown with Exton and West Chester and points south and Allentown, the Lehigh Valley and points north. The property is also situated just south of the Rt. 422 Expressway ($\pm 51,292$ VPD), the main east-west commercial road connecting King of Prussia to Collegeville, Limerick, Pottstown and Reading.



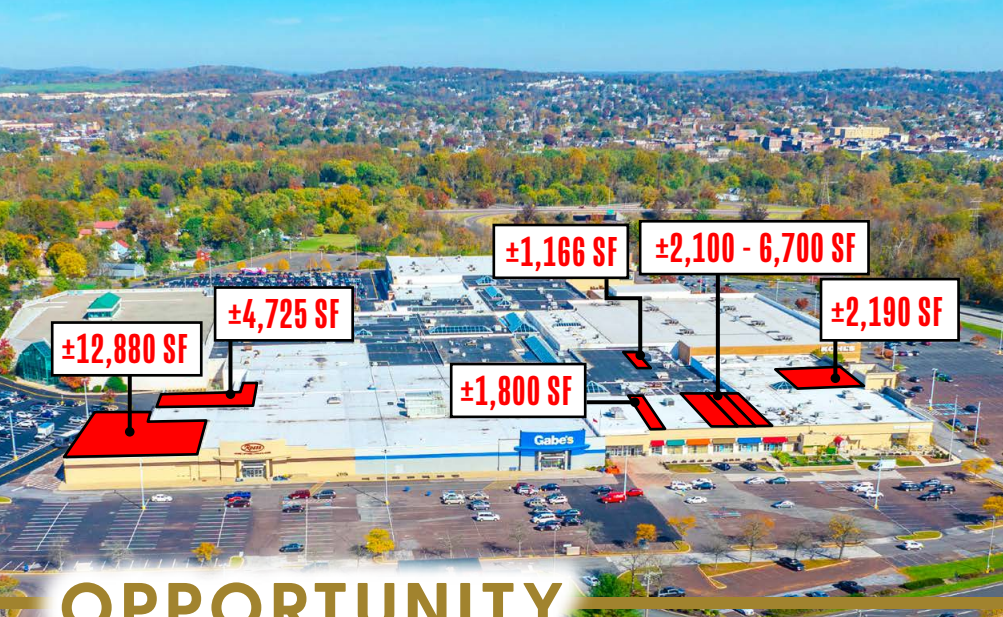
ZOOMED IN PLAN



PROPERTY SITE PLAN



#	TENANT	SIZE
A1	Books-A-Million	9,304
A2	Big Phil's Bar & Grill	7,104
A3	Available	2,100
A4	Available	2,100
A5	Available	2,500
A6	Piccolo Italian Market	4,860
A7	Mr. Wish	1,500
A8	Available	1,800
A9	Available	2,190
Anchor 1	Joann	14,310
B1	Haircare Studio	960
B2	A Million Dreams Photography	572
B5	Available	1,166
B8	Golden Nails Spa	2,203
Anchor 2	Gabe's	58,000
Anchor 3	Roses	36,592
C2	Available	12,880
C3	Available	4,725
Anchor 4	Boscov's	190,712
Anchor 5	Fit Life Fitness & Pickleball	7,932
Anchor 6	Community Health & Dental	26,124
Anchor 7	Dick's Sporting Goods	45,000
Anchor 8	Kohl's	88,311
CENTER TOTAL		510,312



OPPORTUNITY

±1,800-12,880 SF brand new vanilla box spaces offer fresh new storefronts and prominent signage. Restaurants joining the tenant mix will benefit from the opportunity for outdoor dining on the large adjacent sidewalks and patio areas.



RETAIL MARKET AERIAL

UPLAND SQUARE

GIANT ROSS DRESS FOR LESS Staples
 five BELOW petco AMC THEATRES Starbucks
 ASHLEY TJ-maxx Burlington
 LAIFITNESS ULTA BEAUTY AspenDental
 Your mouth. Our mission.
 chili's Pizza Hut FAMOUS footwear PartyCity

POTTSTOWN CENTER

Walmart DOLLAR TREE ALDI
 Michaels verizon

POTTSTOWN PLAZA

Goodwill TSC TRACTOR SUPPLY CO
 Fulton Bank
 GROCERY OUTLET Bargain Market Applebee's GRILL & BAR

PHILADELPHIA PREMIUM OUTLETS

adidas PUMA GAP NikeFactoryStore
 UNDER ARMOUR OLD NAVY OUTLET J.CREW
 ANN TAYLOR AMERICAN EAGLE
 COACH
 carter's Clarks crocs GAP KIDS
 FAMOUS footwear francesca's LOFT
 LANE BRYANT OLD NAVY OUTLET

Days Inn BY WYNDHAM

Wawa

McDonald's

Wawa

CVS pharmacy

TOWER HEALTH
 Advancing Health. Transforming Lives.
 Pottstown Hospital

ROYAL FARMS
 Best Fresh. Best Fast!

THE HOME DEPOT

ALDI

COSTCO WHOLESALE

Wawa

THE SHOPPES AT COVENTRY

KOHL'S Boscov's
 DICK'S SPORTING GOODS Gabe's
 FIT LIFE FITNESS AND PICKLEBALL
 ROSES
 CVS pharmacy CUBESMART self storage
 JOANN
 BIG PHIL'S Bar & Grill BAM! American Heritage

KinderCare
 Best Western PLUS

TOWN SQUARE PLAZA

Lowes PETSMART
 LONGHORN RITE AID

Holiday Inn Express

Hampton BY HILTON

Wawa

SUBURBIA SC

GIANT
 DOLLAR TREE

Wawa



THE SHOPPES AT COVENTRY



ABOUT BENNETT WILLIAMS

WE'VE GROWN IN **SIZE & REPUTATION**

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.

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