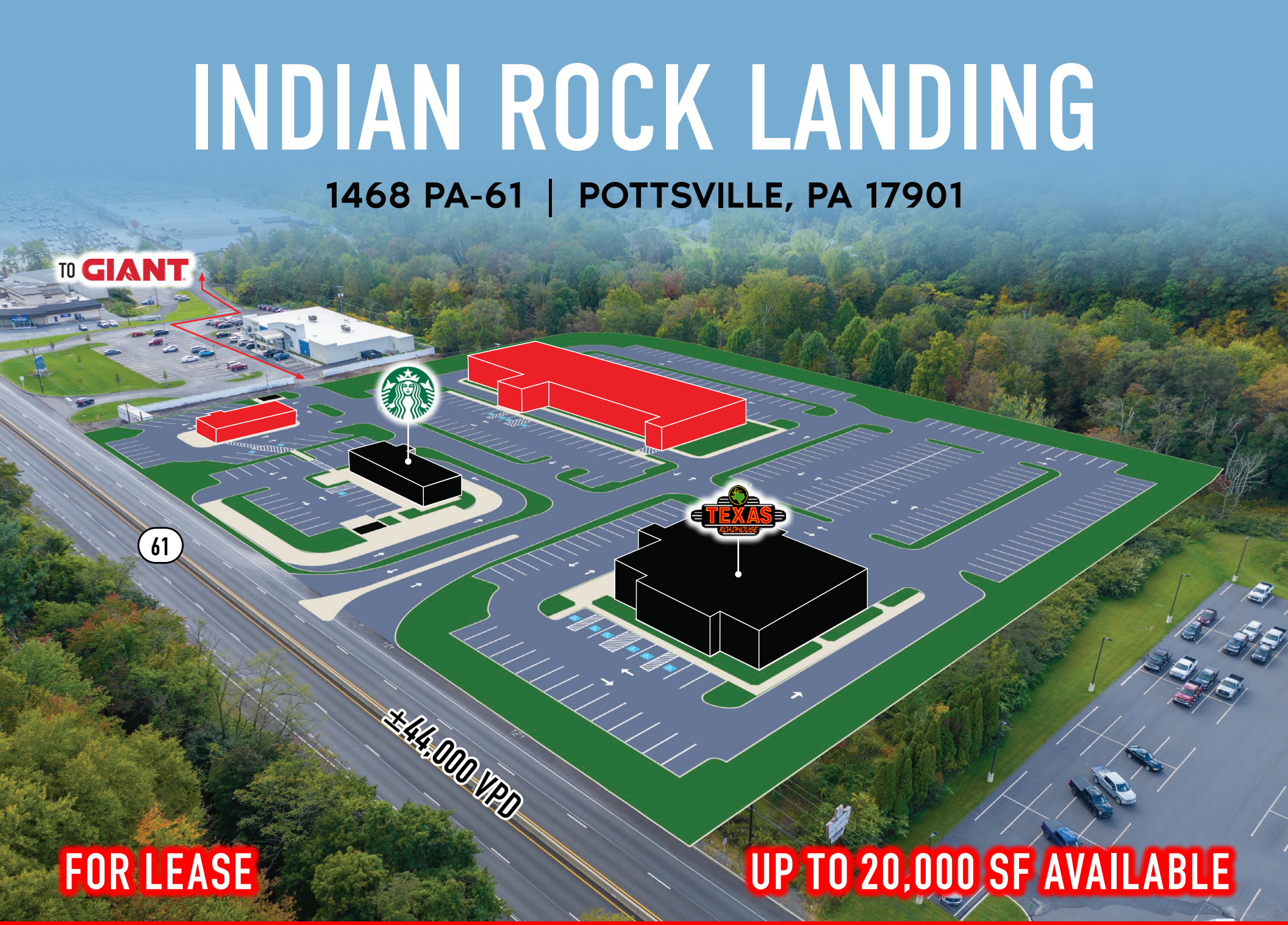
INDIAN ROCK LANDING

1468 PA-61 | POTTSVILLE, PA 17901



FOR LEASE

UP TO 20,000 SF AVAILABLE

BW **ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Indian Rock Landing features a unique opportunity for any retailer looking to enter the Schuylkill County retail market. The project is a ±8.50 acre tract strategically positioned along Route 61 (±44,000 VPD) located between Pottsville and Schuylkill Haven. Indian Rock Landing features cross access into the neighboring Shopping Center, which features the likes of Giant, Staples, Planet Fitness, Ollies, Advance Auto, Dollar General and more! This development is ideal for a multitude of uses, including but not limited to retail, hospitality, medical, office, convenience and more.



POPULATION
5 MILE- 44,532
7 MILE- 57,063
10 MILE- 71,182

EMPLOYEES
5 MILE- 18,064
7 MILE- 21,038
10 MILE- 24,038

AVERAGE HHI
5 MILE- $85,734
7 MILE- $86,371
10 MILE- $89,159

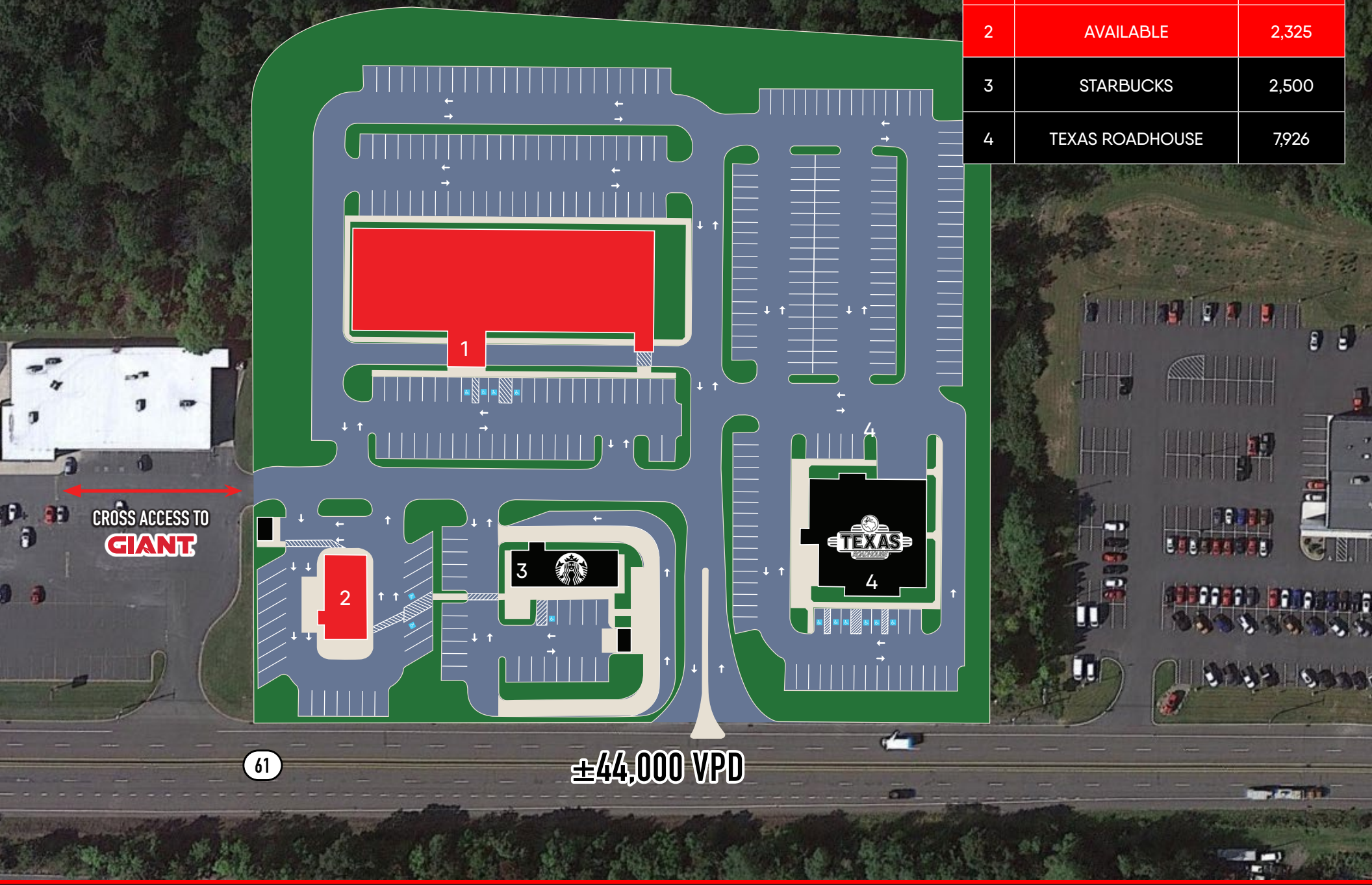
HOUSEHOLDS
5 MILE- 18,636
7 MILE- 24,057
10 MILE- 29,412

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SITE PLAN

UNIT	TENANT	SF
1	AVAILABLE	19,000
2	AVAILABLE	2,325
3	STARBUCKS	2,500
4	TEXAS ROADHOUSE	7,926



MARKET OVERVIEW



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OUR LOCATIONS:

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3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:
1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



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.

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.

RETAIL BROKERS NETWORK

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