

INDIAN ROCK LANDING

1468 PA-61 | POTTSVILLE, PA 17901



FOR LEASE

UP TO 20,000 SF AVAILABLE

±44,000 VPD

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

SITE PLAN

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



CROSS ACCESS TO
GIANT

61

±44,000 VPD

MARKET OVERVIEW



RT. 61 JUG HANDLE
FOR NORTHBOUND & SOUTHBOUND U-TURN

CRESSONA MALL
GIANT. OLLIE'S
GOOD STUFF CHEAP
Advance Auto Parts | Staples | Planet Fitness
DOLLAR GENERAL

SITE

BELTONE HEARING
AID CENTER

NORTH EAST
PRESTRESSED
PRODCUTS

**ACE
Hardware**

BURGER KING

**LONG JOHN
SILVERS**

**HOSS'S
FAMILY
STEAK & SEA**

**CVS
pharmacy**

**HYDRO - EXTRUSIONS
NORTH AMERICA**

SUBWAY

**Auto
Zone**

**PennState
Schuylkill
±600 STUDENTS**

M&Q PACKAGING

**SCHUYLKILL HAVEN
MIDDLE SCHOOL**

**SCHUYLKILL HAVEN
ELEMENTARY**

**SCHUYLKILL HAVEN
HIGH SCHOOL**

FINE WINE & GOOD SPIRITS

SHEETZ

REDNER'S

McDonald's

**ALPHA MILLS
CORPORATION**

SUNOCO

**RENNINGER'S
FARMER'S MARKET**

enterprise

**pennsylvania
DEPARTMENT OF TRANSPORTATION**

**ANYTIME
FITNESS**

OUR LOCATIONS:

YORK OFFICE:

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LANCASTER OFFICE:

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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.

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.

