

# SHOPPPES @ SCHUYLKILL

1468 PA-61 | POTTSVILLE, PA 17901

TO **GIANT**

61

±44,000 VPD

**FOR SALE**

**UP TO 20,000 SF AVAILABLE**



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)

ACTIVE MEMBER OF:  
 RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

The Shoppes at Schuylkill 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. The Shoppes at Schuylkill 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

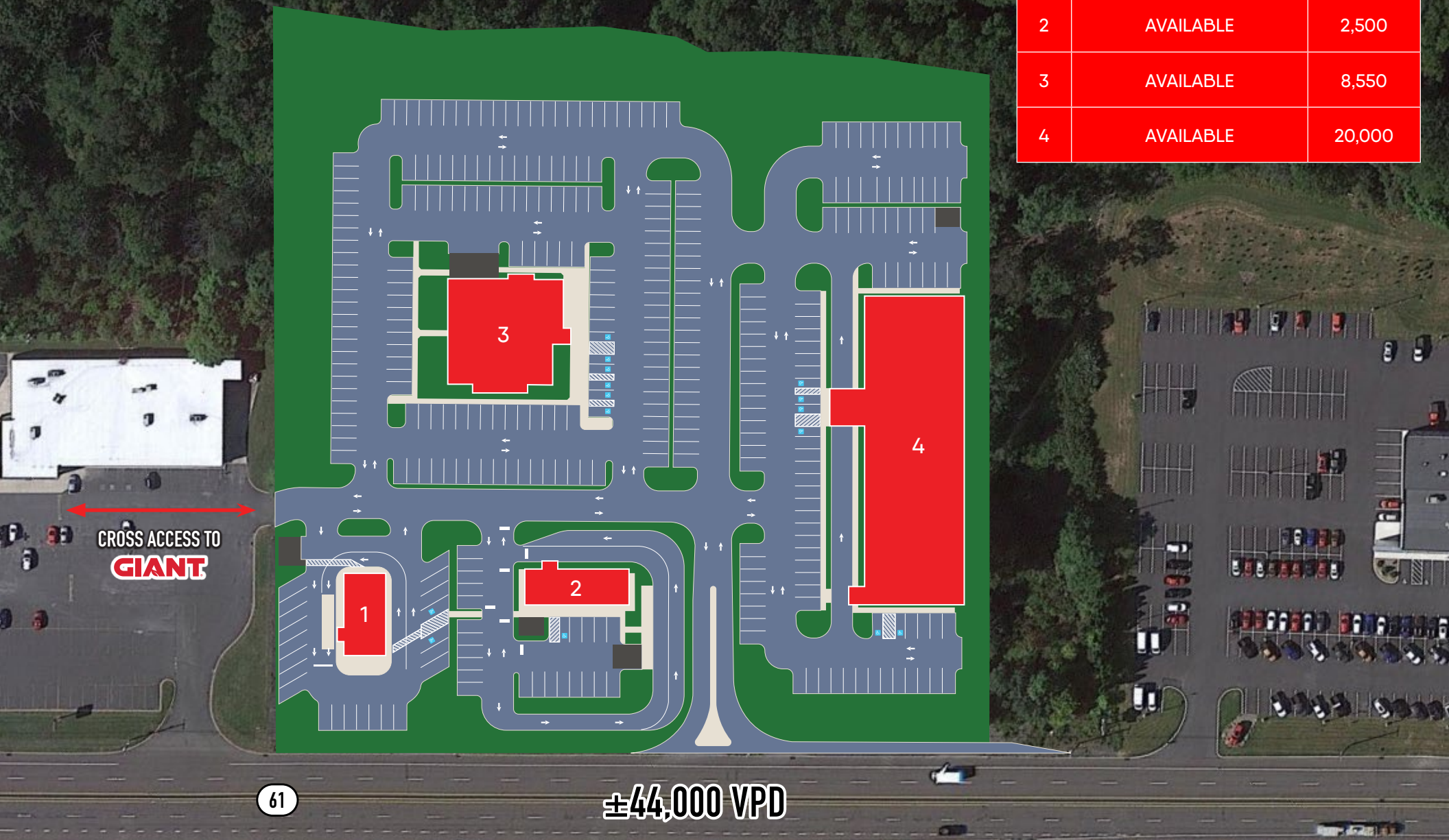


## HOUSEHOLDS

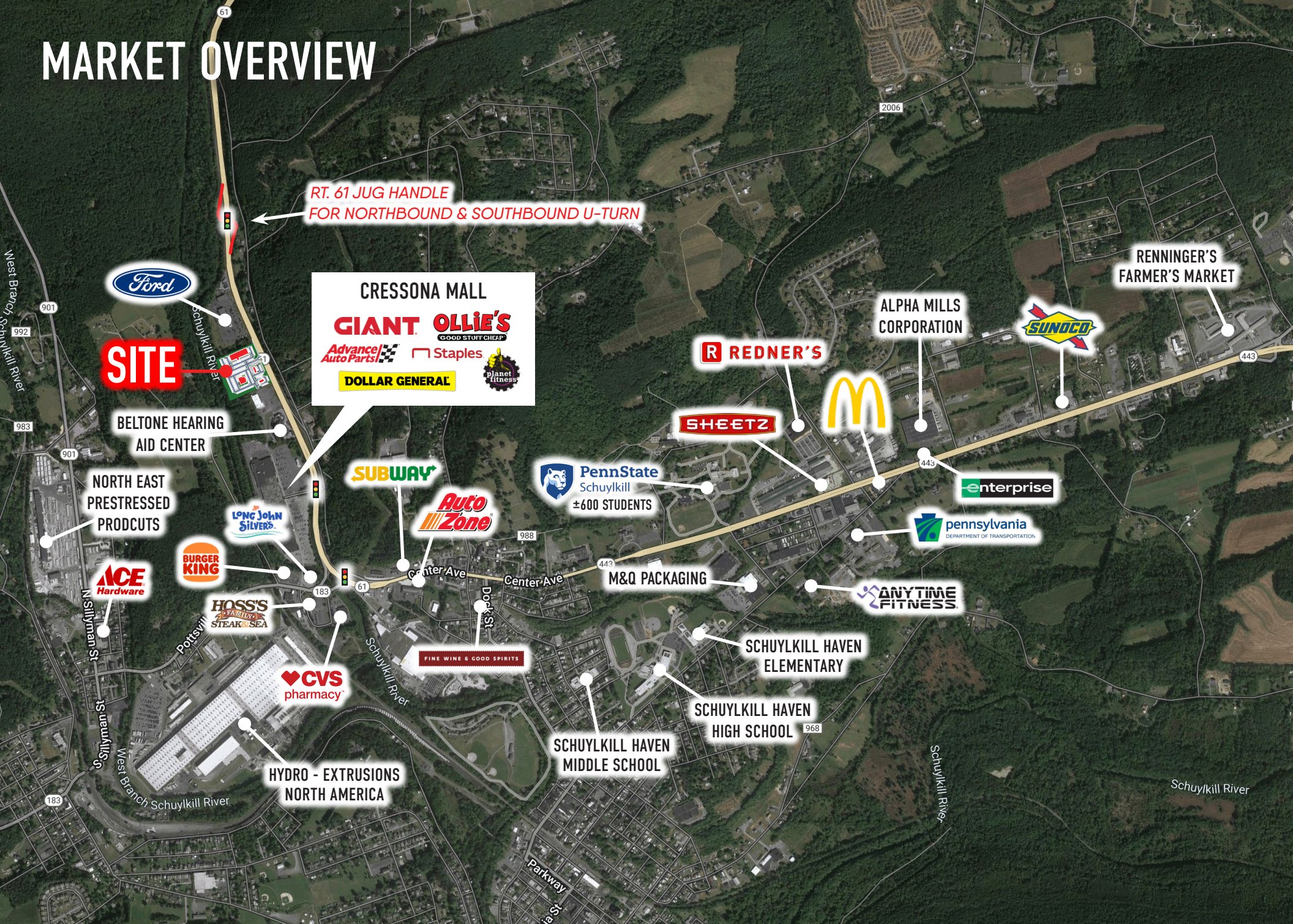
5 MILE- 18,636  
7 MILE- 24,057  
10 MILE- 29,412

# SITE PLAN

UNIT	TENANT	SF
1	AVAILABLE	2,300
2	AVAILABLE	2,500
3	AVAILABLE	8,550
4	AVAILABLE	20,000



# MARKET OVERVIEW



## OUR LOCATIONS:

### YORK OFFICE:

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

### WEST CHESTER OFFICE:

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

### 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](http://www.bennettwilliams.com)



# 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.

