

±10,000 SF FOR LEASE OR BUILD-TO-SUIT

NEARBY

611 Stout Place Moscow, PA 18444

ShopRite



DUNKIN'

ACE
Hardware



SITE

DRINKER TPIKE ±8,000 VPD



Cale Bruso | Blake Shaffer | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

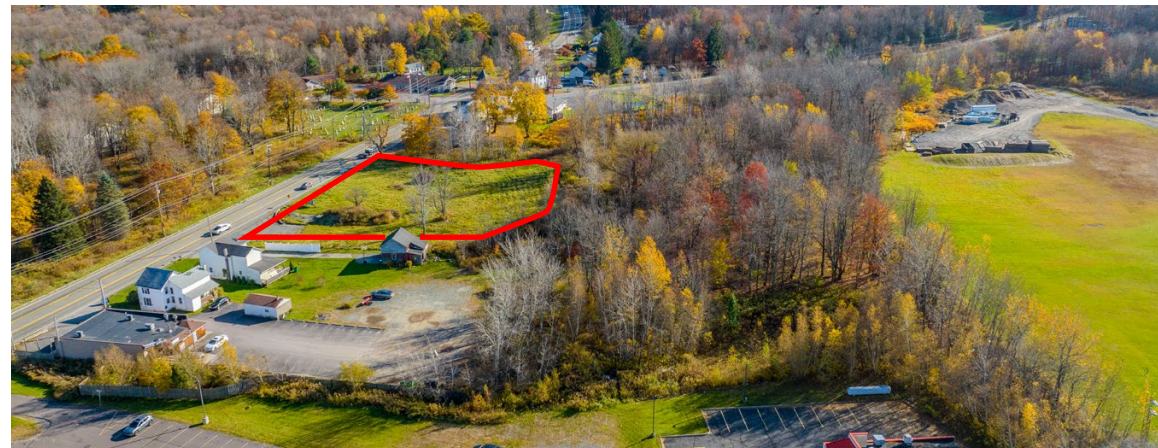
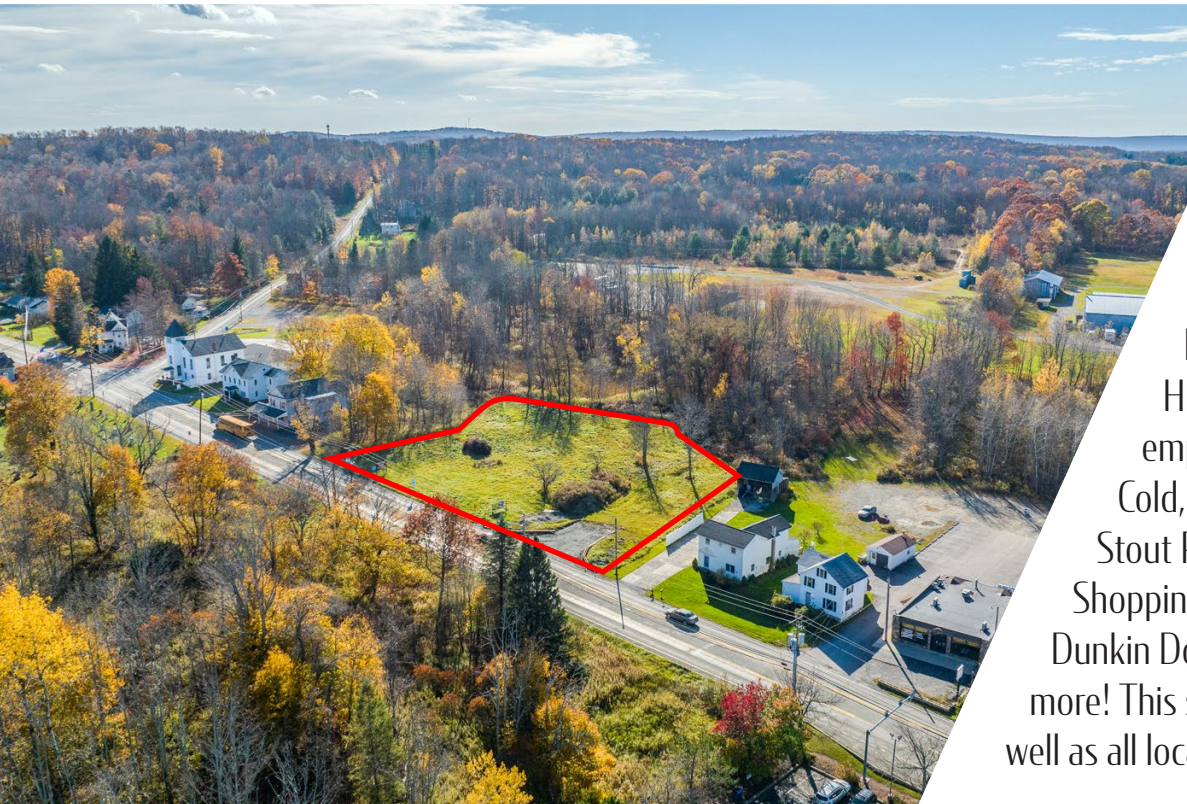
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PROPERTY HIGHLIGHTS

611 Stout Place is strategically positioned with significant frontage along the market's primary retail corridor along Drinker Turnpike. This lot benefits from the centralized location, with the recently constructed nearby North Pocono High School and the Covington Industrial Park, which includes employers like Covington Logistics, Amazon Distribution, AmeriCold, and Neovia Logistics bringing traffic to the area. In addition, 611 Stout Place benefits from the daily traffic generated by the Shoprite Shopping Plaza located next door, which features the likes of ShopRite, Dunkin Donuts, Ace Hardware, Mavis Discount Tire, NAPA Auto Parts and more! This site is able to pull in shoppers from the surrounding markets as well as all local residents.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,554	12,366	17,864
TOTAL EMPLOYEES	1,870	2,848	3,402
AVERAGE HHI	\$107,253	\$108,202	\$105,294
TOTAL HOUSEHOLDS	2,219	4,934	7,200

TRAFFIC COUNTS: **DRINKER TPIKE** ±8,000 VPD



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SURROUNDING AREA



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CONCEPTUAL SITE PLAN



Proposed

DOLLAR GENERAL

**Advance
Auto Parts**



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT

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

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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.

