

PEP BOYS EXCESS SPACE - 16 LOCATIONS FOR LEASE



Pep Boys

Pep Boys

PORTFOLIO

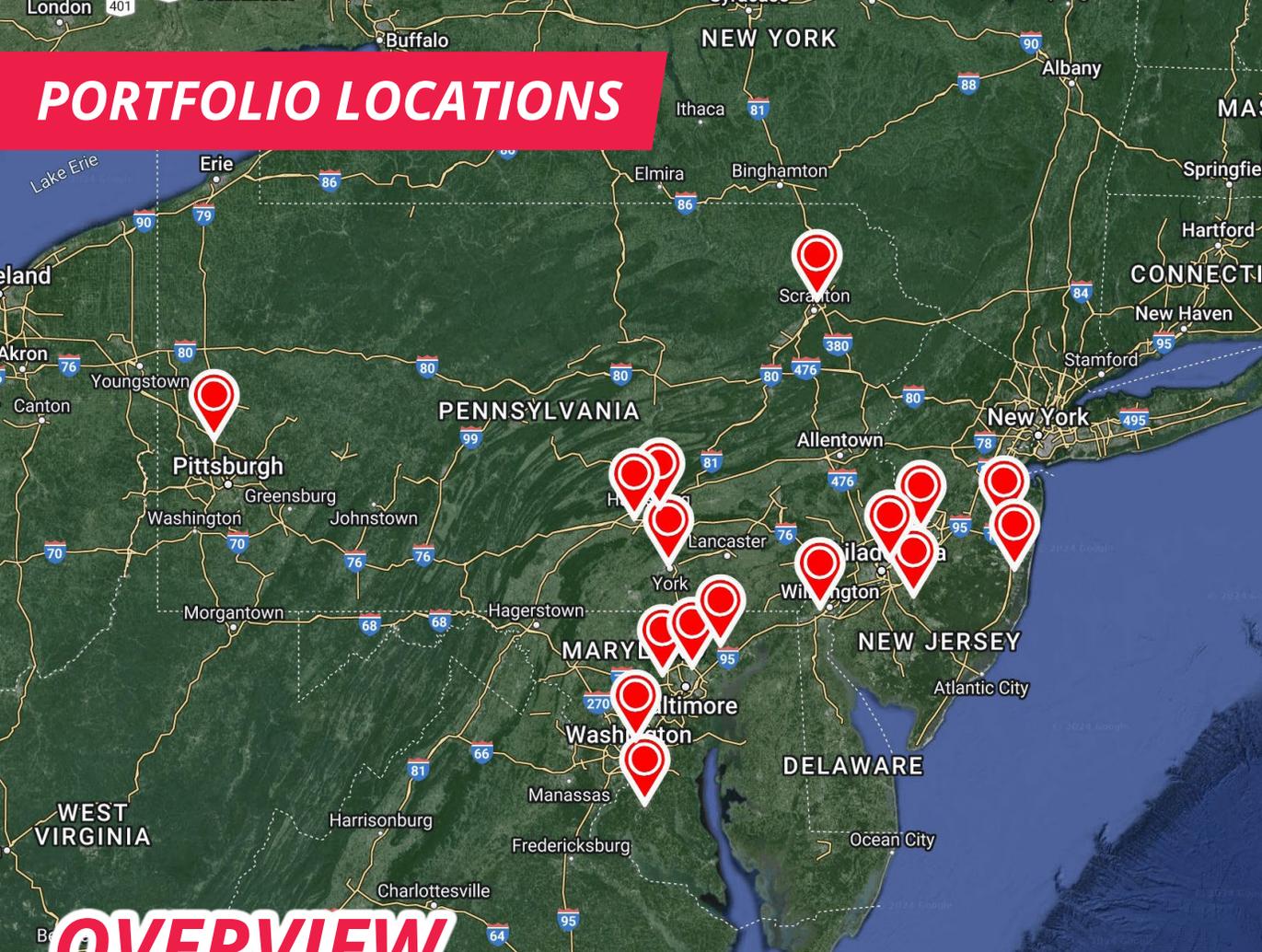
Bennett Williams
COMMERCIAL REAL ESTATE

VESTIAN

For Leasing Information, contact: ANTHONY CURCIO | JANE MCGILL | ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

Exton Office: 610.321.1111 York Office: 717.843.5555 www.bennettwilliams.com

PORTFOLIO LOCATIONS



OVERVIEW

Pep Boys owns these properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

BERLIN, NJ

TOMS RIVER, NJ

BEL AIR, MD

YORK, PA

PHILADELPHIA, PA

FAIRLESS HILLS, PA

BALTIMORE, MD

HYATTSVILLE, MD

WILMINGTON, DE

WALDORF, MD

HOWELL, NJ

HARRISBURG, PA

MECHANICSBURG, PA

RANDALLSTOWN, MD

CRANBERRY, PA

SCRANTON, PA

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PORTFOLIO LOCATIONS



#	Address	Total GLA	Space Available	Nearby Retail	Comment
1	470 Loucks Rd York, PA	16,560	9,603	Old Navy, PetSmart, Royal Farms, McDonald's, Burger King, Wendy's, KFC, Dunkin	Divided Highway, no corner access. Traffic count: 60,151
2	4949 Jonestown Rd Harrisburg, PA	16,560	7,798	Giant Market, CVS, Hobby Lobby, Dick's Sporting Goods, Ross Dress for Less, Target	Windows face the street, divided highway with indirect corner access at Devonshire Rd. Traffic count: 27,962
3	101 Lincoln Highway Fairless Hills, PA	19,500	8,117	Oxford Valley Mall and power centers	Main & Main corner of Oxford Valley Rd. & Lincoln Hwy (Rt.1 business).
4	6100 Carlisle Pike Mechanicsburg, PA	17,080	8,318	Sheetz, NTB, Monro Auto Svc, REI Camping, Home Depot, Lowes, Hobby Lobby, Target, Wegmans plus Mitsubishi, Hyundai, GMC, Volvo, Kia, Ford and Chevrolet dealers.	Full left and right turn access from traffic light controlled intersection. Windows face the street. Traffic count: 18,777
5	4204 Route 9 S Howell, NJ	17,690	8,621	Five Guys, Dunkin, Popeyes, Quick Chek, McDonalds, Shop Rite	Divided highway-left turn access for northbound lanes is 1900 feet away
6	301 Route 37 E Toms River, NJ	17,161	8,113	Stop & Shop, Mavis Tire, Ford, Chevrolet, Honda, Hyundai, Volkswagon, Mitsubishi, Nissan and Mazda dealers	Divided highway, but left turn loop is directly opposite the store
7	260 Route 73 N Berlin, NJ	18,621	9,867	Walmart, Home Depot, Shop Rite, Chick Fil A, Taco Bell	Divided highway, but good exposure to road. Could use more windows Traffic count: 40,879
8	3390 Crain Highway Waldorf, MD	17,160	10,728	Target, Giant Market, St Charles Mall with open Macy's & JC Penney, Kia, Hyundai, Toyota, Honda and Ford dealers	Divided highway with 3 lanes in each direction. Traffic count: 49,099. Windows face the highway.

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9	1804 University Blvd Hyattsville, MD	17,690	8,737	New Grand Int'l Market, Chipotle, Mattress Warehouse, Walgreens	Divided Highway, windows face the street Traffic count: 38,891
10	8635 Liberty Road Randallstown, MD	13,227	6,035	Walmart, Home Depot, Food Lion Marshalls, KFC, Checkers, Popeyes, McDonalds, Sonic, Royal Farms	Center lane allows left turn access, windows face the street Traffic count: 23,729
11	1739 E Joppa Road Baltimore, MD	8,160	3,192	McDonalds, Sonic, Goodwill, Dollar Tree, WesBanco Bank, Mr. Tire, Midas, Savers Thrift Store	Center lane allows left turn access, windows face the street. This looks like one of the old original Pep Boys from the 1960's, with mannequins of Manny, Moe & Jack on the roof. The roof looks rough from the aerial view. Traffic count: 25,466
12	403 A Baltimore Pike Bel Air, MD	21,757	13,141	Target, Aldi, McDonalds, AutoZone, Chick Fil A, Taco Bell, Chili's, NTB, attress Warehouse in front of the Pep Boys	Center land allows left turn, Doors face the street, there are no windows Traffic count: 32,689
13	3207 Kirkwood Hwy Wilmington, DE	15,256	8,575	Target, Staples, Gabe's, WalMart, Acme Market, Chick Fil A	Divided Highway, windows face the street. Loading will be difficult unless some parking spaces can be removed Traffic count: 50,044
14	1050 E Hunting Park Ave Philadelphia, PA	19,325	11,511	CVS, Family Dollar, Wendy's, Dunkin, Rent A Center	Windows do not face the street. Access from all directions
15	20229 Route 19 Cranberry, PA	18,196	7,917	WalMart, Costco, Home Depot, Aldi	Traffic Light Controlled Corner with access from all directions. The retail portion faces both Route 18 and Nicklas Drive.
16	1113 Scranton-Carbondale Highway Scranton, PA	22,211	15,273	WalMart, Target, Regal Theater, Aldi, Chick Fil A	Windows face the street, mid-block with left and right turn access.

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DEMOGRAPHICS



MILES	470 Loucks Rd York, PA	4949 Jonestown Rd Harrisburg, PA	101 Lincoln Highway Fairless Hills, PA	6100 Carlisle Pike Mechanicsburg, PA	4204 Route 9 S Howell, NJ	301 Route 37 E Toms River, NJ	260 Route 73 N Berlin, NJ	3390 Crain Highway Waldorf, MD
POPULATION								
1	9,441	7,880	6,384	6,696	7,091	9,101	6,967	4,589
3	92,052	69,614	90,751	63,111	30,063	80,236	43,993	72,188
5	153,291	161,164	205,188	127,834	99,696	145,577	142,333	99,276
EMPLOYEES								
1	7,326	5,532	9,334	6,725	1,311	5,360	5,666	8,202
3	47,321	36,379	32,228	30,415	9,903	29,110	18,657	22,421
5	76,852	98,651	81,303	67,794	39,513	41,513	48,002	26,999
AVERAGE HOUSEHOLD INCOME								
1	\$72,771	\$105,970	\$131,388	\$147,303	\$113,445	\$173,717	\$133,040	\$107,267
3	\$89,453	\$112,499	\$142,614	\$128,404	\$157,006	\$147,251	\$130,324	\$140,290
5	\$100,412	\$105,459	\$149,913	\$127,575	\$163,895	\$137,120	\$138,772	\$146,993
HOUSEHOLDS								
1	3,969	3,155	2,744	2,729	3,093	3,133	2,603	1,794
3	35,311	28,908	34,462	26,536	11,276	27,972	17,086	26,478
5	59,299	65,005	79,054	52,484	35,820	55,088	56,914	35,948

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POPULATION								
1	35,976	15,622	14,258	8,107	9,758	40,322	41,274	43,146
3	250,477	93,491	130,890	68,455	78,051	407,918	79,229	124,007
5	564,505	210,045	307,163	116,660	200,153	922,847	118,585	159,558
EMPLOYEES								
1	4,590	4,589	6,642	11,398	11,966	10,007	34,205	18,002
3	76,699	24,977	46,916	21,372	53,356	87,341	47,793	58,843
5	195,649	76,215	102,750	31,671	164,117	271,584	59,512	70,195
AVERAGE HOUSEHOLD INCOME								
1	\$119,433	\$107,608	\$120,461	\$131,931	\$103,464	\$78,610	\$170,573	\$91,843
3	\$131,647	\$117,708	\$120,384	\$155,822	\$119,614	\$78,328	\$186,067	\$93,683
5	\$153,909	\$122,940	\$133,231	\$158,730	\$117,627	\$88,248	\$180,031	\$92,683
HOUSEHOLDS								
1	9,728	5,807	5,848	3,445	3,773	12,574	15,977	17,529
3	90,915	37,468	54,006	26,025	31,927	142,934	30,383	49,507
5	208,020	84,553	122,167	44,051	82,817	353,486	46,205	64,398

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West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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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.

