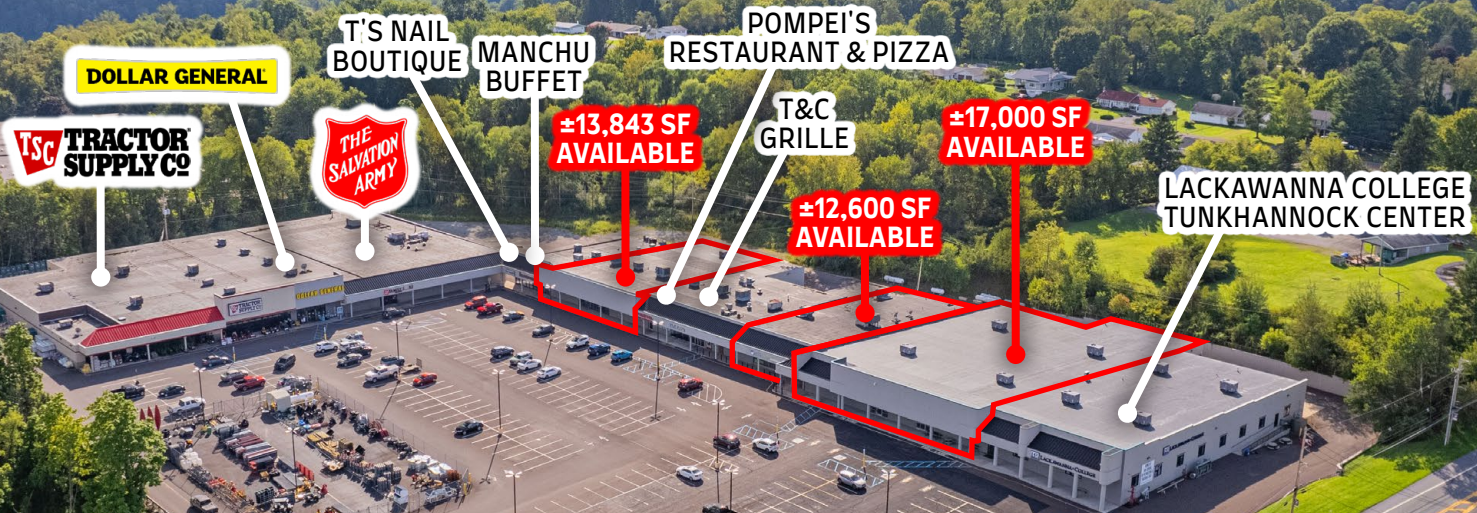


TIOGA WEST SHOPPING CENTER

420 Tioga West Plz • Tunkhannock, PA • 18657



NEARBY RETAILERS



W TIOGA ST ±9,000 VPD



**±12,600-17,000 SF
Available For Lease**



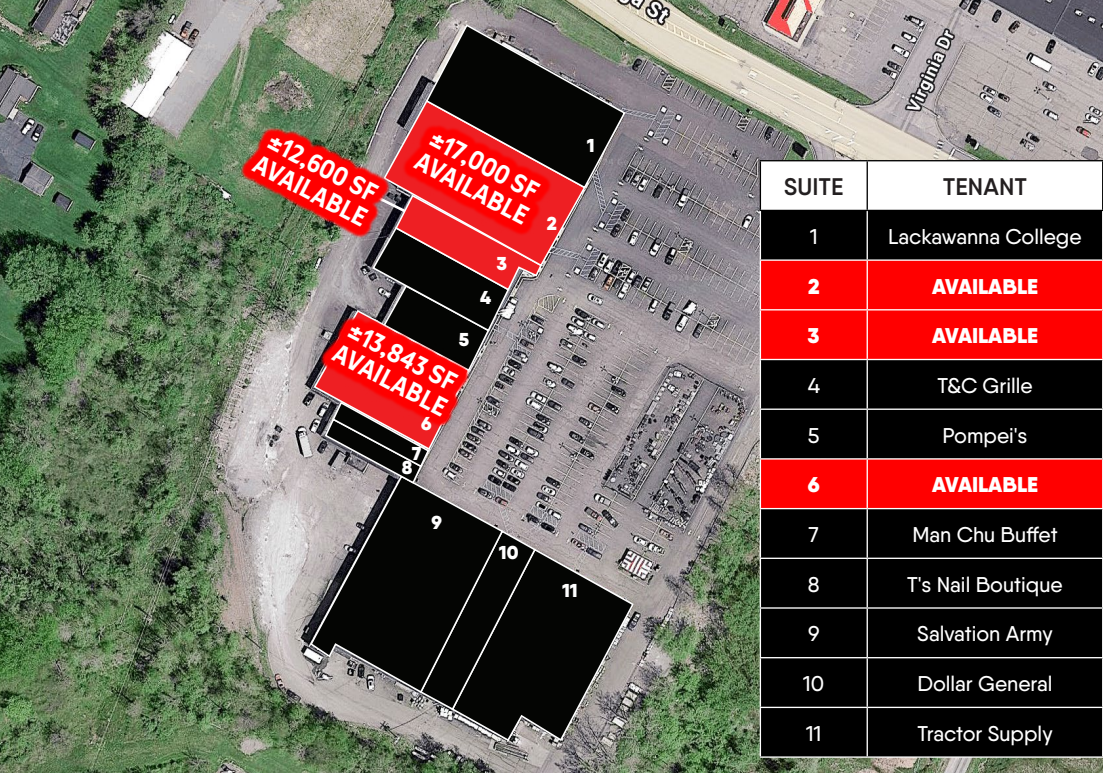
ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Tioga West Shopping Center is a 124,000 square foot shopping center with $\pm 30,843$ square feet total available for lease in Tunkhannock, PA. The tenants include M&T Bank, Salvation Army, Dollar General, Lackawanna College Center, and more. The center benefits from ample parking, pylon signage, and strong tenancy. Tioga West Shopping Center is ideally located in the heart of Tunkhannock Township, a community off the Susquehanna River in Wyoming County. The shopping center has excellent frontage on Route 6 (10,000 VPD), which is one of the main travel arteries throughout the county.




SUITE	TENANT
1	Lackawanna College
2	AVAILABLE
3	AVAILABLE
4	T&C Grille
5	Pompei's
6	AVAILABLE
7	Man Chu Buffet
8	T's Nail Boutique
9	Salvation Army
10	Dollar General
11	Tractor Supply

TRAFFIC COUNTS

 W TIOGA ST - $\pm 9,000$ VPD

 BRIDGE ST - $\pm 9,500$ VPD

 RT 6 - $\pm 10,000$ VPD

DEMOGRAPHICS



POPULATION
5 MILE- 8,570
7 MILE- 13,415
10 MILE- 23,834



EMPLOYEES
5 MILE- 4,239
7 MILE- 4,653
10 MILE- 5,638



AVERAGE HHI
5 MILE- \$108,964
7 MILE- \$106,242
10 MILE- \$101,214



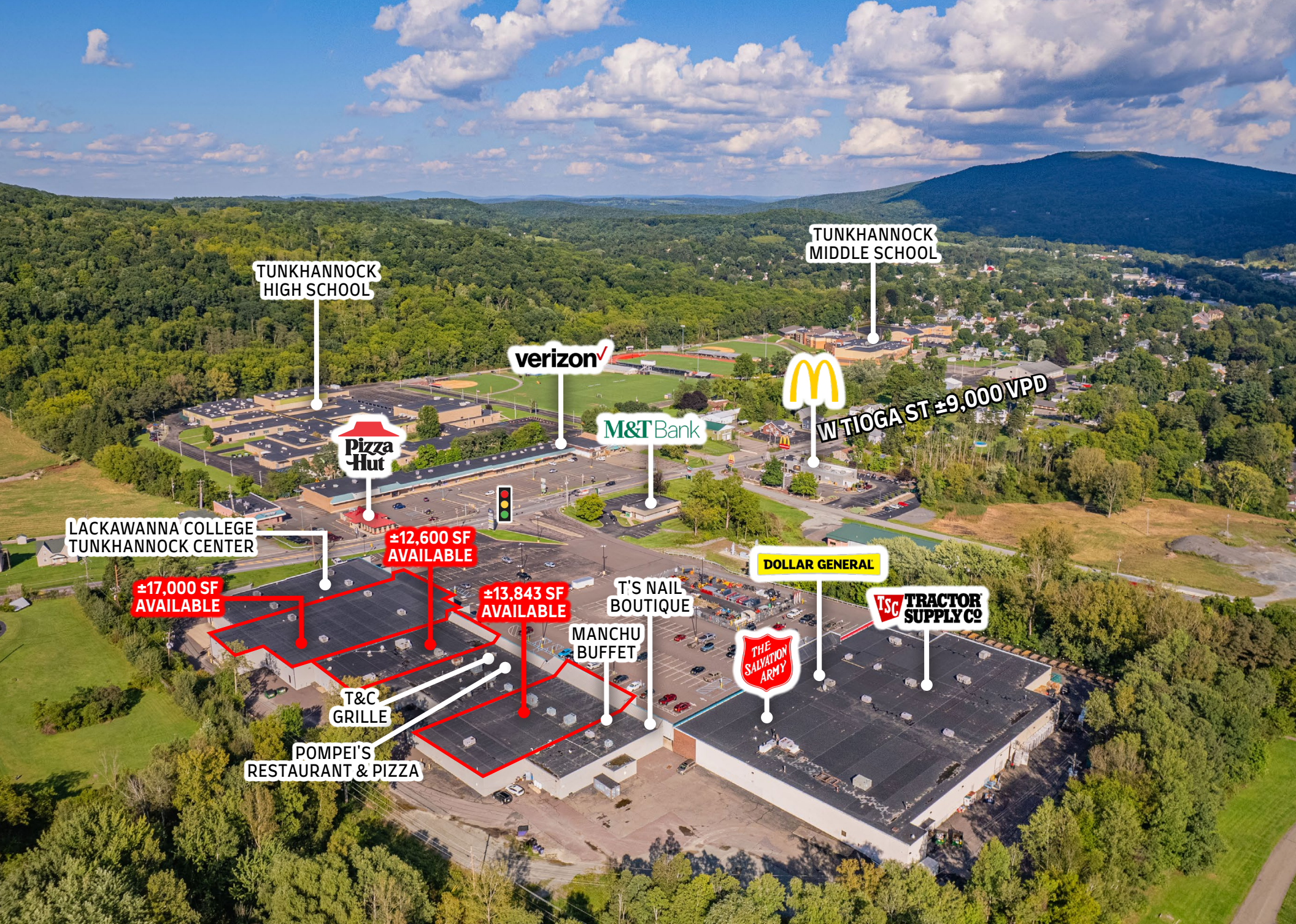
HOUSEHOLDS
5 MILE- 3,671
7 MILE- 5,714
10 MILE- 9,929



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TUNKHANNOCK
HIGH SCHOOL

TUNKHANNOCK
MIDDLE SCHOOL

verizon



WTIOGA ST ±9,000 VPD

M&T Bank



LACKAWANNA COLLEGE
TUNKHANNOCK CENTER

±12,600 SF
AVAILABLE

±17,000 SF
AVAILABLE

±13,843 SF
AVAILABLE

T'S NAIL
BOUTIQUE

DOLLAR GENERAL

TSC TRACTOR
SUPPLY CO

MANCHU
BUFFET



T&C
GRILLE

POMPEI'S
RESTAURANT & PIZZA



MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

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 107
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

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.

