

SUNBURY PLAZA

1127-1181 N 4TH STREET | SUNBURY, PA | 17801



± **18,600 SF**

Available For **Lease**



BLAKE SHAFFER | AUSTIN ECKENRODE | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Sunbury Plaza is a 172,125 square foot retail shopping center located in Sunbury, PA. The site is located along N 4th Street and is the market's largest shopping center. The center's tenant mix includes Family Dollar, Fine Wine and Good Spirits, Dunkin', Advanced Auto Parts, just to name a few. With its traffic generating tenant lineup, Sunbury Plaza is one of the primary shopping destinations in the market.



POPULATION
3 MILE- 19,345
5 MILE- 27,387
7 MILE- 39,669



EMPLOYEES
3 MILE- 6,970
5 MILE- 10,615
7 MILE- 14,053



AVERAGE HHI
3 MILE- \$78,953
5 MILE- \$90,342
7 MILE- \$94,470



HOUSEHOLDS
3 MILE- 8,486
5 MILE- 11,843
7 MILE- 16,431



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LOCATION

Sunbury Plaza is ideally positioned on N 4th Street (7,000 VPD), making it easily accessible to Main Street which is the main retail corridor of Sunbury. Traffic driving retailers in the area include Guigi's, IV Coffee Co., Strike Zone Lanes, Sheetz, Eclipse Craft Brewing Company and more.

TRADE AREA

Looking into the market population statistics are the 10-mile radius and 20-minute drive time demographics. Within a 20-minute drivetime, you will find 50,713 people in 19,843 households with an average annual income of \$98,071. The 10-mile radius demographics are even stronger, showing 20,438 people in 8,949 households with an average annual income of \$80,612. The area daily traffic is also attributed to the 693 businesses and 7,760 employees in the general area.



MARKET OVERVIEW



DUNKIN'



weis



Firestone



TurkeyHill



CHIEF SHIKELLAMY ELEMENTARY

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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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Lancaster, PA 17601

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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

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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.

