THE SHOPPES
AT MONTAGE MOUNTAIN

8031 SHOPPES BLVD | MOOSIC, PA | 18507



±1,200-36,747 SF
AVAILABLE FOR LEASE
+ PAD FOR BUILD TO SUIT


ADAM HAGERMAN


CALE BRUSO


JIMMY MONIZ


BRAD ROHRBAUGH


CHAD STINE



PROPERTY OVERVIEW

Shoppes at Montage offers an exceptional opportunity to join a thriving lifestyle environment featuring a strong presence of dining, soft goods, and entertainment. Montage Mountain pulls traffic from across the vast region of Northeast PA and is positioned to thrive as the destination point for brands looking to capture both Wilkes Barre and Scranton markets. The Moosic area benefits year-round from lifestyle/entertainment consumers seeking destinations like Glenmaura National Golf Club, LiveNation Pavilion, Ski Resorts, Scranton Railriders *NY Yankees minor league team, and the Wilkes-Barre Scranton International Airport. This center has multiple small shops available and a recent anchor position that offers a 37,000SF footprint with significant frontage.

DEMOGRAPHICS

DEMOS	5 MILE	10 MILE	15 MILE
POPULATION	56,168	287,125	453,120
EMPLOYEES	30,955	127,071	183,854
AVERAGE HHI	$115,597	$114,021	$115,531
HOUSEHOLDS	21,264	109,200	171,503

KEY TENANTS

Dave & Buster's — A high-energy entertainment anchor combining dining, games, and events, Dave & Buster's drives strong evening and weekend traffic to the center.

Pancheros Mexican Grill — A fast-casual dining concept known for fresh-pressed tortillas and made-to-order meals, Pancheros drives strong lunch and dinner traffic with broad regional appeal.

Panera Bread — A nationally recognized fast-casual brand offering fresh, convenient dining, Panera Bread serves as a reliable daytime and lunch traffic generator.

Starbucks — A premier coffee destination with consistent daily visitation, Starbucks attracts repeat customers throughout the morning and afternoon hours.

DSW Designer Shoe Warehouse — A leading footwear retailer offering a wide selection of national brands, DSW draws value-driven shoppers and complements the center's apparel mix.

J.Crew — A well-known apparel brand delivering classic style at accessible price points, J.Crew Factory appeals to a broad regional customer base.

Milan Laser Hair Removal — A leading provider of laser hair removal services offering unlimited treatment packages, Milan Laser Hair Removal drives consistent repeat visits while attracting a loyal, appointment-based customer base to the center.

Harvest — An upscale, farm-to-table restaurant emphasizing seasonal ingredients and craft beverages, Harvest enhances the center's dining mix while attracting an evening and weekend clientele.

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SURROUNDING AREA

WITH CONTINUED REGIONAL GROWTH AND STRONG DESTINATION ANCHORS IN PLACE, THE SHOPPES AT MONTAGE MOUNTAIN PRESENTS A COMPELLING OPPORTUNITY FOR RETAILERS SEEKING VISIBILITY, TRAFFIC, AND LONG-TERM PERFORMANCE IN NORTHEAST PENNSYLVANIA'S MOST ESTABLISHED LIFESTYLE CENTER.



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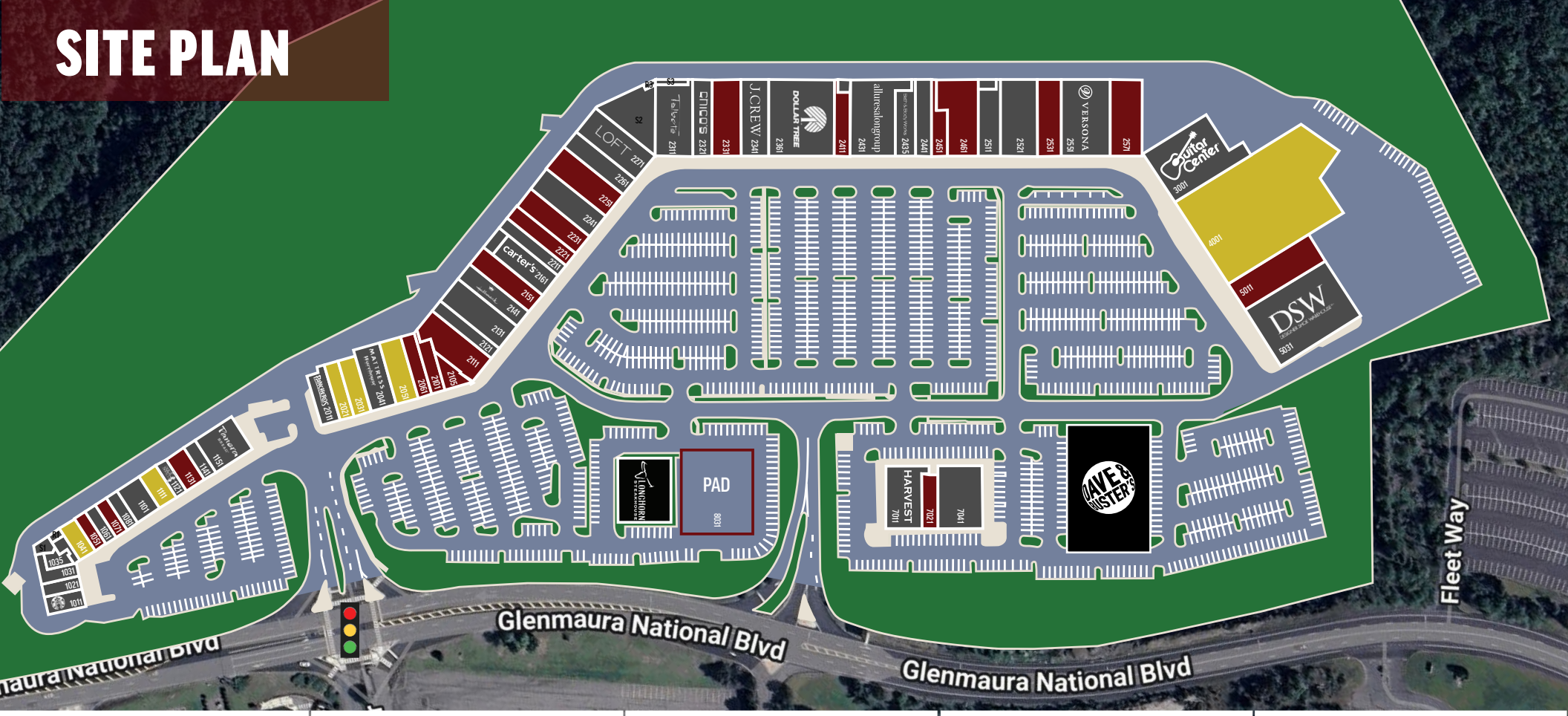
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SITE PLAN



SPACE	TENANT	SF
1011	STARBUCKS	1,600 SF
1021	J. MOODY JEWELERS	1,300 SF
1031	MILAN LASER HAIR REMOVAL	1,795 SF
S1	STORAGE ROOM	679 SF
1035	USPG MANAGEMENT OFFICE	1,572 SF
1041	DEAL PENDING (RESTAURANT)	1,500 SF
1051	AVAILABLE	1,200 SF
1061	AKITA HIBACHI & SUSHI	1,200 SF
1071	AVAILABLE	1,200 SF
1081	GLAMOUR NAILS	1,600 SF
1101	SHAH'S HALAL	2,240 SF
1111	AT LEASE (NATIONAL PT GROUP)	1,800 SF
1121	DUCK DONUTS	1,200 SF

SPACE	TENANT	SF
1131	AVAILABLE	2,100 SF
1141	U BREAK I FIX	1,235 SF
1151	PANERA BREAD	4,235 SF
2011	PANCHERO'S MEXICAN GRILL	2,500 SF
2021	DEAL PENDING (RESTAURANT)	2,000 SF
2031	DEAL PENDING (RESTAURANT)	2,500 SF
2041	MATTRESS WAREHOUSE	4,200 SF
2051	LEASED TO: BACK NINE	3,600 SF
2061	AVAILABLE	2,250 SF
2101	AVAILABLE	1,653 SF
2105	AVAILABLE	1,554 SF
2111	AVAILABLE	5,200 SF
2121	NORTHEAST INSURANCE	2,250 SF

SPACE	TENANT	SF
2131	ARTESIAN POOLS & SPAS	5,345 SF
2141	HALLMARK	3,600 SF
2151	AVAILABLE	4,200 SF
2161	CARTER'S	4,780 SF
2211	AVEDA SAPPHIRE SALON	2,500 SF
2221	AVAILABLE	2,900 SF
2231	AVAILABLE	4,200 SF
2241	MOUNTAINTOP COUNSELING	4,970 SF
2251	AVAILABLE	5,260 SF
2261	J. JILL	3,600 SF
2271	LOFT	5,800 SF
S2	STORAGE ROOM	5,687 SF
S3	STORAGE	700 SF

SPACE	TENANT	SF
2311	TALBOTS	6,500 SF
2321	CHICO'S	3,600 SF
2331	AVAILABLE	5,500 SF
2341	J. CREW	5,400 SF
2361	DOLLAR TREE	12,380 SF
2411	AVAILABLE	2,685 SF
S4	STORAGE ROOM	375 SF
2431	ALLURE SALON	8,840 SF
2435	BATH & BODY WORKS	3,400 SF
2441	TORRID	3,000 SF
2451	AVAILABLE	1,800 SF
2461	AVAILABLE	6,952 SF
2511	WHITE HOUSE BLACK MARKET	3,851 SF

SPACE	TENANT	SF
2521	LANE BRYANT	7,200 SF
2531	AVAILABLE	3,500 SF
2551	VERSONA	10,300 SF
2571	AVAILABLE	6,000 SF
3001	GUITAR CENTER	12,000 SF
4001	DEAL PENDING (SOFT GOODS/APPAREL)	36,747 SF
5011	AVAILABLE	7,375 SF
5031	DSW SHOES	15,006 SF
8031	BUILD-TO-SUIT PAD	8,700 SF
7011	HARVEST SEASONAL GRILL	6,089 SF
7021	AVAILABLE	2,031 SF
7041	FOOD & FIRE BBQ TAPHOUSE	7,013 SF

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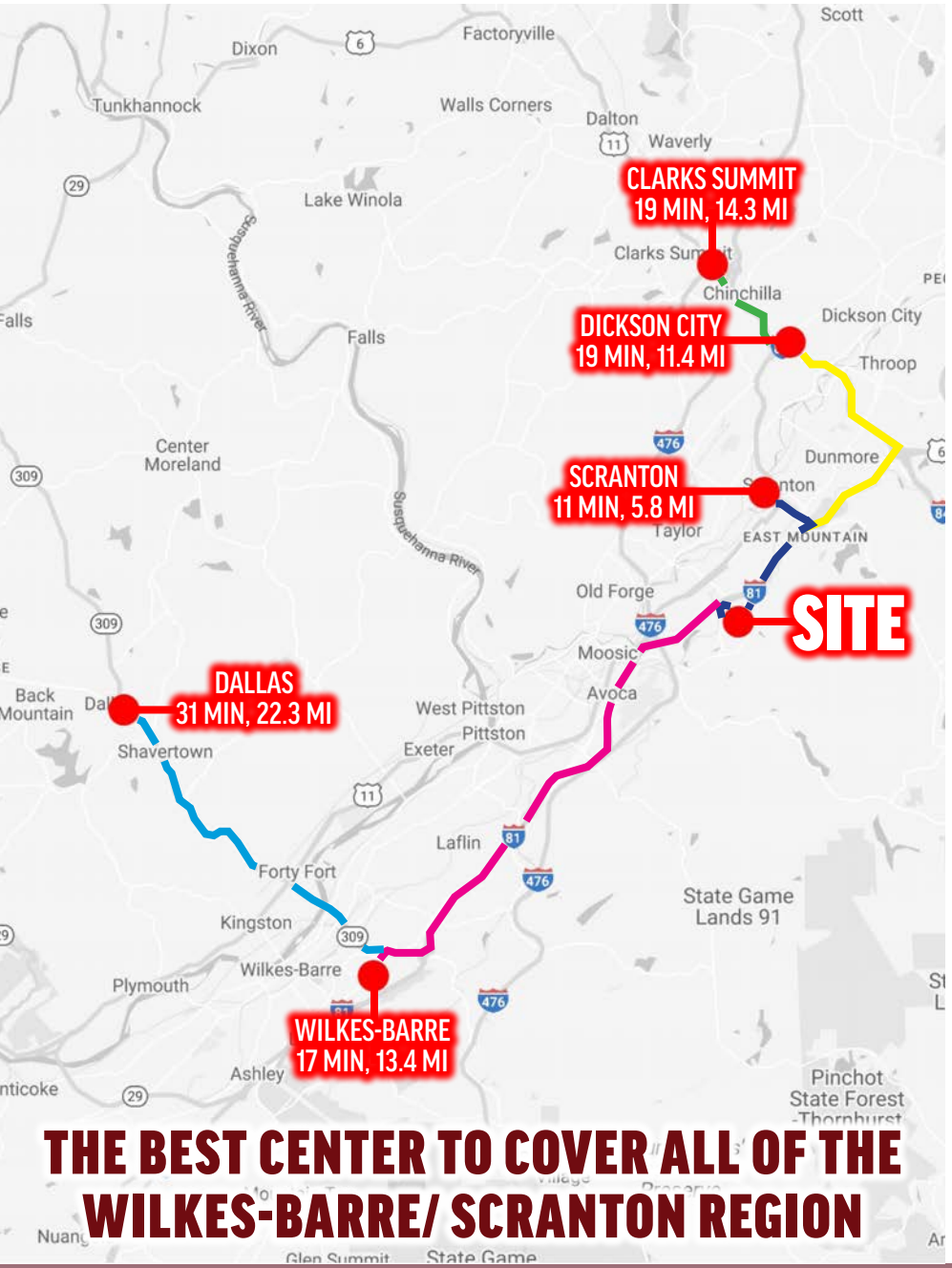
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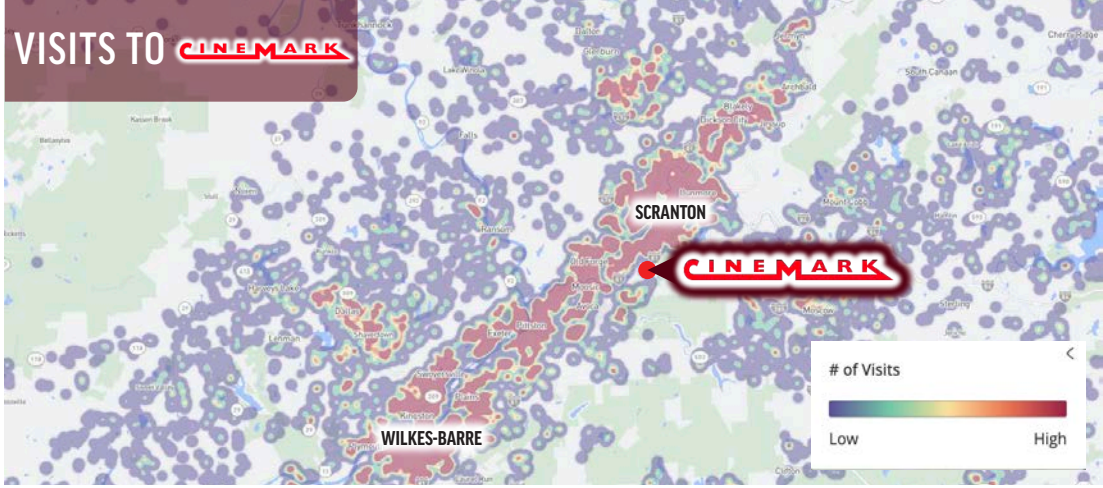
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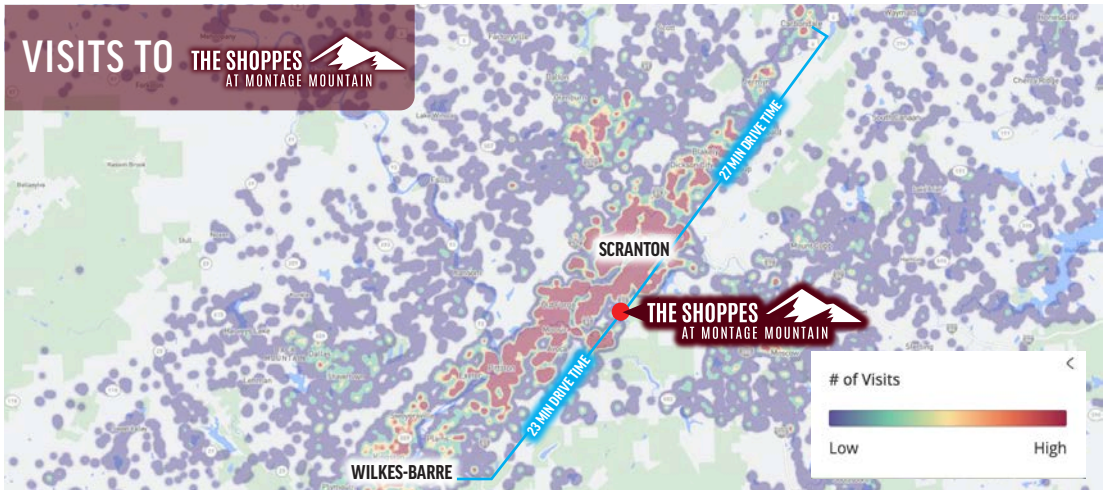
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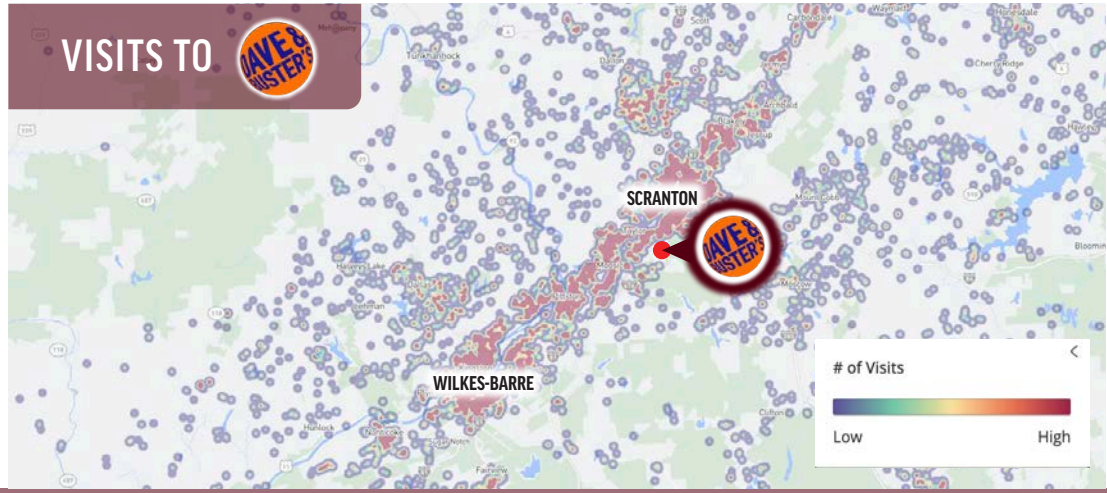
DISTANCE FROM MAJOR CITIES



THE BEST CENTER TO COVER ALL OF THE WILKES-BARRE/ SCRANTON REGION



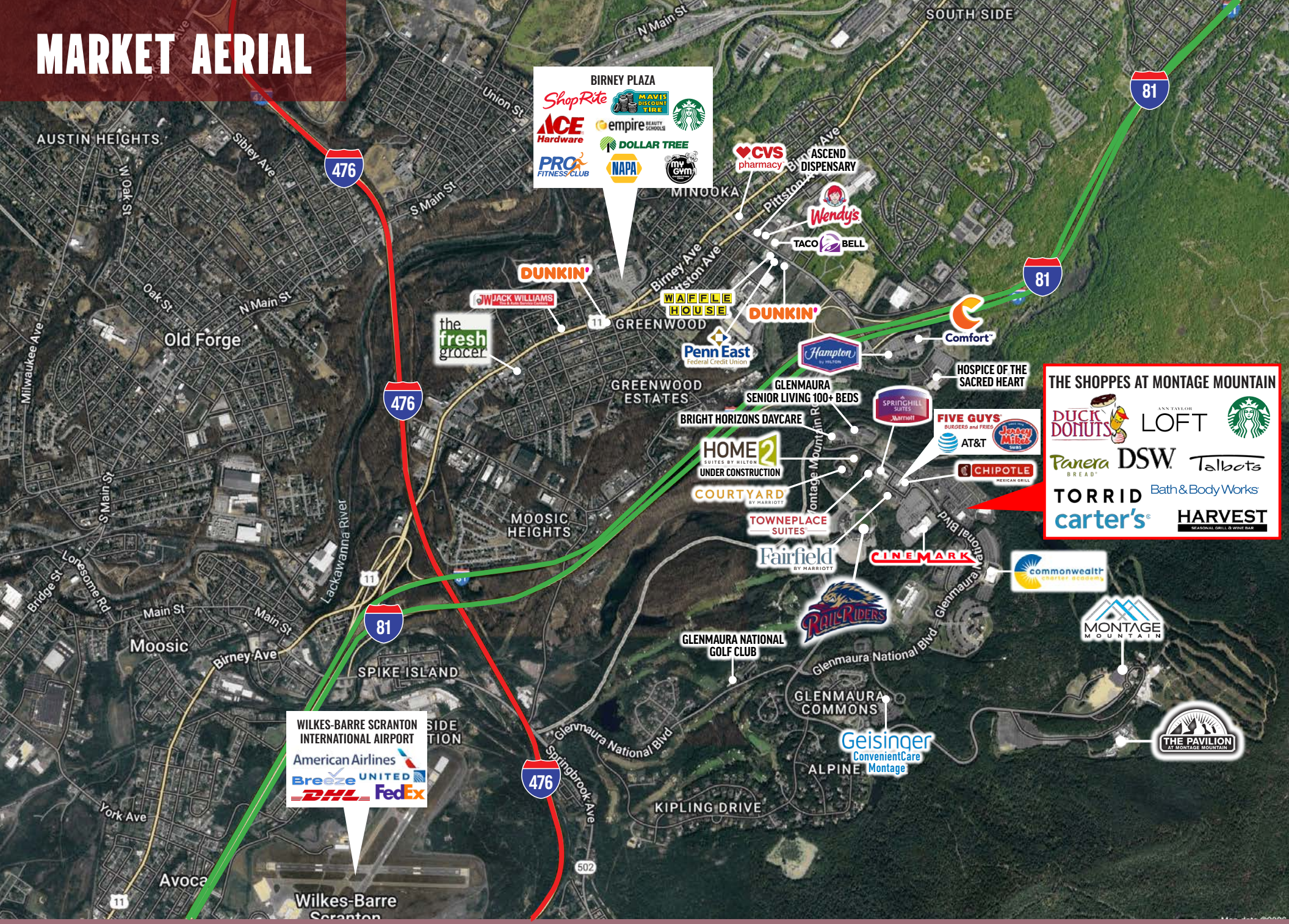




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MARKET AERIAL



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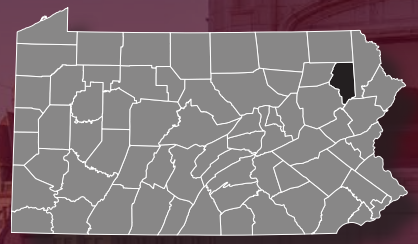
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LACKAWANNA COUNTY OVERVIEW

Lackawanna County is located in Northeastern Pennsylvania, with Scranton serving as the county seat and economic hub. The county spans approximately 459 square miles and is home to an estimated 216,000 residents, offering a dense and stable population base. Positioned within the Scranton–Wilkes-Barre metropolitan area, Lackawanna County benefits from strong regional connectivity and a long-standing identity rooted in industry, culture, and community.



Economic Impact

Lackawanna County supports a diverse and resilient economy, anchored by healthcare, education, manufacturing, logistics, retail, and public-sector employment. The county is home to more than 5,000 employer establishments supporting over 90,000 jobs, providing a stable employment base that fuels consumer spending throughout the region. With a median household income of approximately $65,000, the market offers consistent demand for retail, dining, and entertainment uses.

Employment in Lackawanna County is led by the healthcare and social assistance sector, followed by retail trade, manufacturing, and professional services. Major employers include regional healthcare systems, educational institutions, distribution and logistics operators, government agencies, and national retailers. This broad employment mix provides long-term economic stability and supports steady weekday and weekend traffic throughout the market.

TOP 10 EMPLOYERS:

1. STATE GOVERNMENT
2. AMAZON.COM SERVICES LLC
3. COMMUNITY MEDICAL CENTER
4. ALLIED SERVICES FOUNDATION
5. CHEWY INC
6. SCRANTON SCHOOL DISTRICT
7. LACKAWANNA COUNTY
8. UNIVERSITY OF SCRANTON
9. WAL-MART ASSOCIATES INC
10. SCRANTON HOSPITAL COMPANY LLC

$721 MILLION

VISITOR SPENDING IN 2024

TRANSPORTATION
$169.3M

FOOD & BEVERAGE
$183.8M

REC/ENT
$153.4M

RETAIL
$128.9M

LODGING
$85.6M

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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

NEW JERSEY OFFICE:
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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.

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