

# 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



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



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.



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



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



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



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



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.



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.



ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



175.5K VISITS

LOCATED JUST MINUTES FROM THE CENTER, MONTAGE MOUNTAIN IS A FOUR-SEASON DESTINATION FEATURING:

- A POPULAR SKI RESORT IN THE WINTER
- A HIGH-TRAFFIC WATERPARK DURING THE SUMMER MONTHS
- SEASONAL EVENTS THAT ATTRACT VISITORS FROM ACROSS THE REGION



63.2K VISITS

ONE OF THE REGION'S PREMIER OUTDOOR CONCERT VENUES, HOSTING:

- NATIONAL TOURING ACTS
- SEASONAL CONCERT SERIES
- LARGE-SCALE LIVE EVENTS



OPENING 2026

- \$33.5M CYBER SCHOOL
- 4,200 STUDENTS/550 STAFF LOCALLY
- 35K+ STUDENTS 2,200+ STAFF STATEWIDE

# 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.



253.5K VISITS

HOME OF THE SCRANTON/WILKES-BARRE RAILRIDERS, THE TRIPLE-A AFFILIATE OF THE NEW YORK YANKEES:

- REGULAR SEASONAL HOME GAMES
- SPECIAL EVENTS, PROMOTIONS, AND COMMUNITY GATHERINGS



957.8K VISITS



100.5K VISITS



149.4K VISITS



58.7K VISITS



61.7K VISITS



54.4K VISITS

±10,000 VPD

## THE SHOPPES AT MONTAGE MOUNTAIN

2.1M VISITS



ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# SITE PLAN



SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
1011	STARBUCKS	1,600 SF	1131	AVAILABLE	2,100 SF	2131	ARTESIAN POOLS & SPAS	5,345 SF	2311	TALBOTS	6,500 SF	2521	LANE BRYANT	7,200 SF
1021	J. MOODY JEWELERS	1,300 SF	1141	U BREAK I FIX	1,235 SF	2141	HALLMARK	3,600 SF	2321	CHICO'S	3,600 SF	2531	AVAILABLE	3,500 SF
1031	MILAN LASER HAIR REMOVAL	1,795 SF	1151	PANERA BREAD	4,235 SF	2151	AVAILABLE	4,200 SF	2331	AVAILABLE	5,500 SF	2551	VERSONA	10,300 SF
S1	STORAGE ROOM	679 SF	2011	PANCHERO'S MEXICAN GRILL	2,500 SF	2161	CARTER'S	4,780 SF	2341	J. CREW	5,400 SF	2571	AVAILABLE	6,000 SF
1035	USPG MANAGEMENT OFFICE	1,572 SF	2021	AVAILABLE	2,000 SF	2211	AVEDA SAPPHIRE SALON	2,500 SF	2361	DOLLAR TREE	12,380 SF	3001	GUITAR CENTER	12,000 SF
1041	AVAILABLE	1,500 SF	2031	AVAILABLE	2,500 SF	2221	AVAILABLE	2,900 SF	S4	STORAGE ROOM	375 SF	4001	AVAILABLE	36,747 SF
1051	AVAILABLE	1,200 SF	2041	MATTRESS WAREHOUSE	4,200 SF	2231	AVAILABLE	4,200 SF	2431	ALLURE SALON	8,840 SF	5011	AVAILABLE	7,375 SF
1061	AKITA HIBACHI & SUSHI	1,200 SF	2051	AVAILABLE	3,600 SF	2241	MOUNTAINTOP COUNSELING	4,970 SF	2435	BATH & BODY WORKS	3,400 SF	5031	DSW SHOES	15,006 SF
1071	AVAILABLE	1,200 SF	2061	AVAILABLE	2,250 SF	2251	AVAILABLE	5,260 SF	2441	TORRID	3,000 SF	8031	BUILD-TO-SUIT PAD	8,700 SF
1081	GLAMOUR NAILS	1,600 SF	2101	AVAILABLE	1,653 SF	2261	J. JILL	3,600 SF	2451	AVAILABLE	1,800 SF	7011	HARVEST SEASONAL GRILL	6,089 SF
1101	SHAH'S HALAL	2,240 SF	2105	AVAILABLE	1,554 SF	2271	LOFT	5,800 SF	2461	AVAILABLE	6,952 SF	7021	AVAILABLE	2,031 SF
1111	AVAILABLE	1,800 SF	2111	AVAILABLE	5,200 SF	S2	STORAGE ROOM	5,687 SF	2511	WHITE HOUSE BLACK MARKET	3,851 SF	7041	FOOD & FIRE BBQ TAPHOUSE	7,013 SF
1121	DUCK DONUTS	1,200 SF	2121	NORTHEAST INSURANCE	2,250 SF	S3	STORAGE	700 SF						

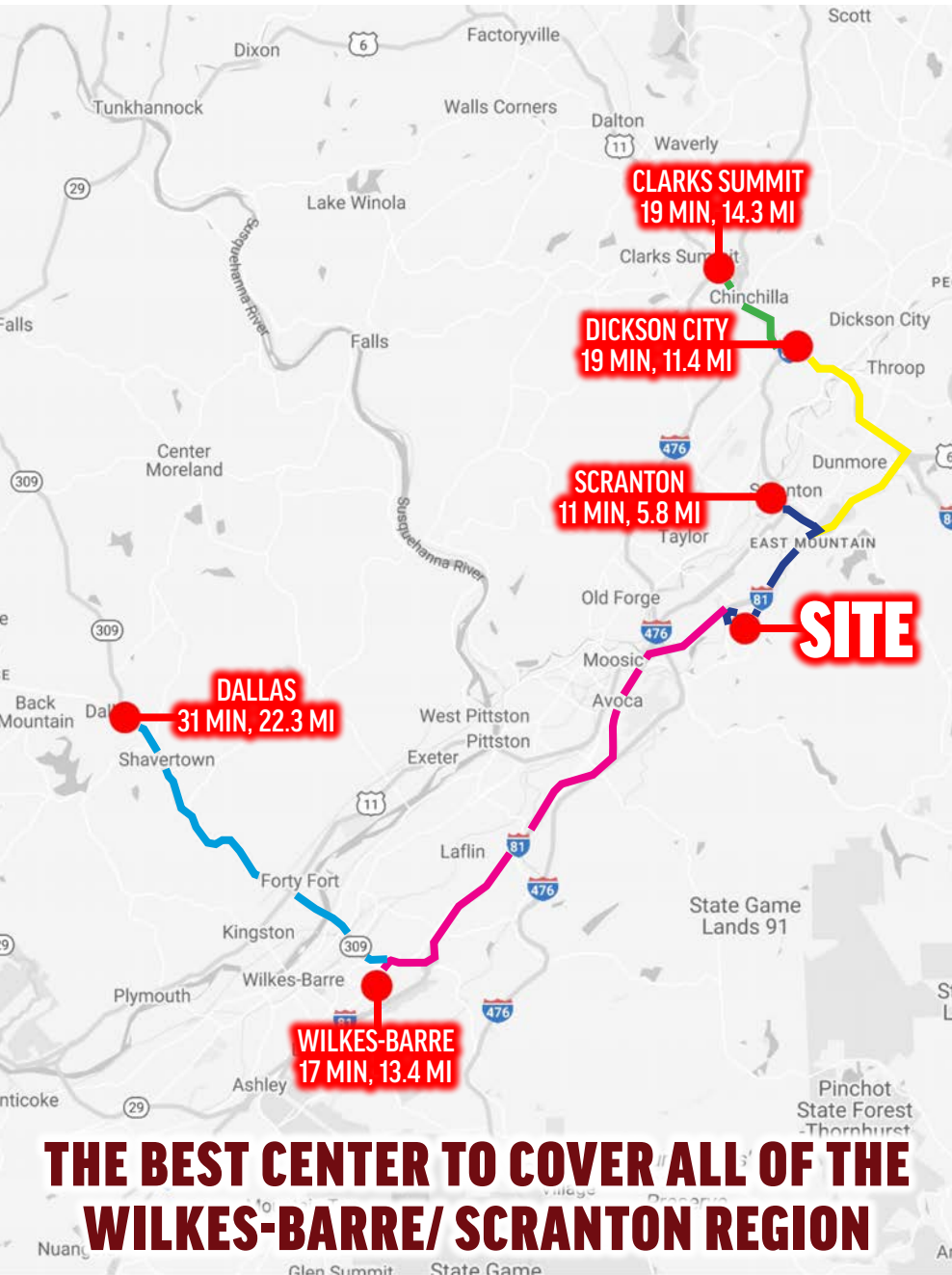


ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



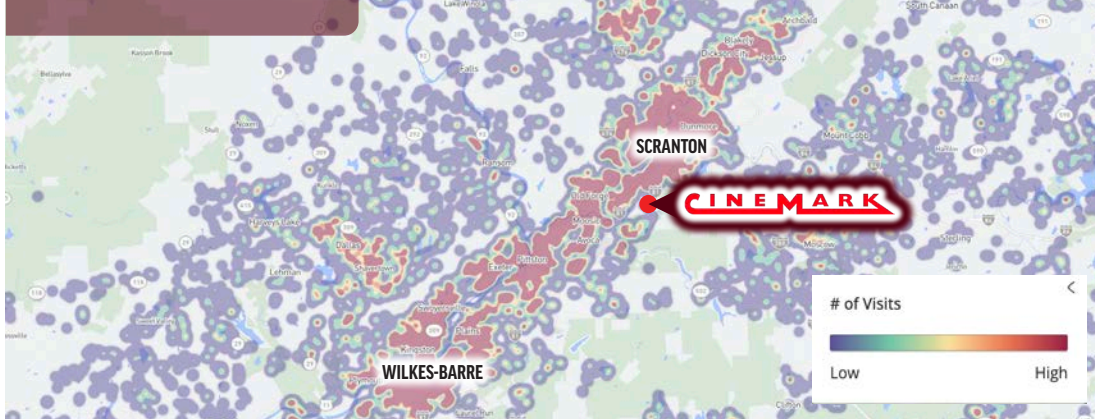
COMMERCIAL BROKERAGE. *Redefined.*

# DISTANCE FROM MAJOR CITIES

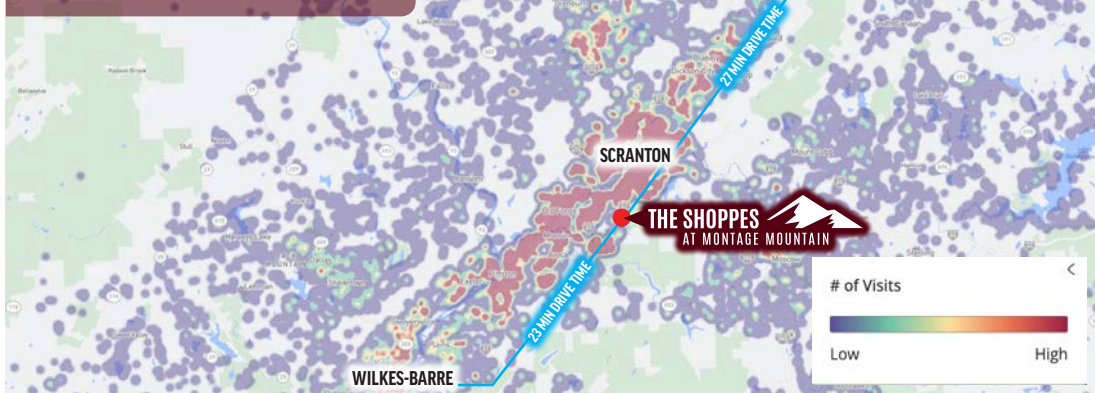


**THE BEST CENTER TO COVER ALL OF THE WILKES-BARRE/ SCRANTON REGION**

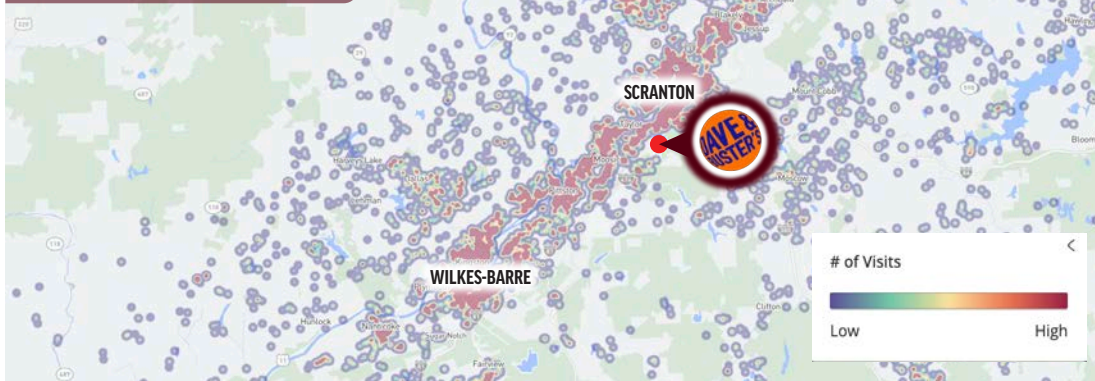
## VISITS TO CINEMARK



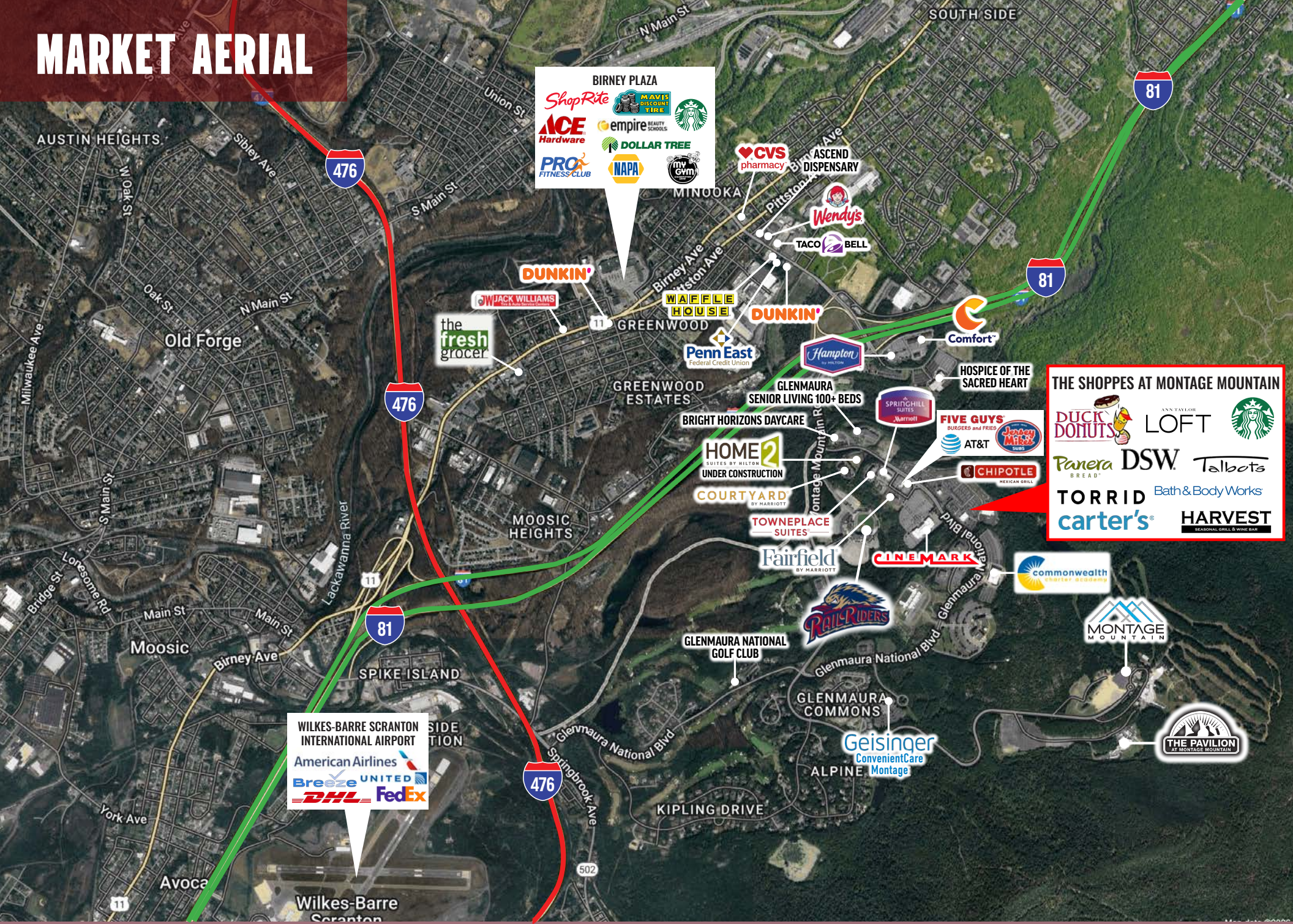
## VISITS TO THE SHOPPES AT MONTAGE MOUNTAIN



## VISITS TO HAVES & MUSTERS



# MARKET AERIAL



**BIRNEY PLAZA**

- ShopRite
- ACE Hardware
- PRO FITNESS CLUB
- empire BEAUTY SCHOOLS
- DOLLAR TREE
- NAPA
- Starbucks
- my Gym
- CVS pharmacy
- ASCEND DISPENSARY

**WILKES-BARRE SCRANTON INTERNATIONAL AIRPORT**

- American Airlines
- Breeze UNITED
- PHL
- FedEx

**THE SHOPPES AT MONTAGE MOUNTAIN**

- ANN TAYLOR
- Starbucks
- DUCK DONUTS
- LOFT
- Panera BREAD
- DSW
- Talbots
- TORRID
- Bath & Body Works
- carter's
- HARVEST SEASONAL GRILL & WINE BAR

# MARKET AERIAL



**THE SHOPPES AT MONTAGE MOUNTAIN**



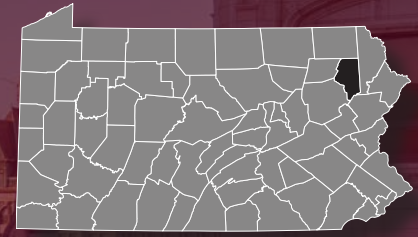
ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 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           | 6. SCRANTON SCHOOL DISTRICT       |
| 2. AMAZON.COM SERVICES LLC    | 7. LACKAWANNA COUNTY              |
| 3. COMMUNITY MEDICAL CENTER   | 8. UNIVERSITY OF SCRANTON         |
| 4. ALLIED SERVICES FOUNDATION | 9. WAL-MART ASSOCIATES INC        |
| 5. CHEWY 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



ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 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 1  
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



### Jimmy Moniz

JMoniz@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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.

