

SUBURBIA SHOPPING CENTER

86 GLOCKER WAY, POTTSTOWN, PA 19465



±19,000 VPD

±1,557-9,858 SF

FOR LEASE

PROPERTY OVERVIEW

Suburbia Shopping Center offers an opportunity to lease 1,557 to 9,858 SF of in-line retail space within a well-established 160,000 SF Giant-anchored shopping center at the prominent intersection of Pottstown Pike (Route 100) and Glocker Way in Pottstown, Pennsylvania. Anchored by a recently extended lease with a 55,000 SF Giant, the center features a diverse mix of national and local retailers, restaurants, medical providers, fitness and service-oriented tenants, creating a strong combination of daily-needs and destination traffic. Available suites provide flexibility for a variety of retail, medical, restaurant, fitness, personal-service and professional-service users, while tenant allowance is available for strong-credit tenants. The property also features a digital pylon sign and benefits from approximately 18,500 vehicles per day on Route 100, providing excellent exposure to both local residents and the broader surrounding trade area.



LOCATION

Suburbia Shopping Center is strategically positioned at Glocker Way and Pottstown Pike (Route 100), one of the area's primary commercial corridors, providing excellent visibility and convenient access for customers traveling throughout the Pottstown area. The property is located close to Route 422, providing connectivity to surrounding communities and employment centers, while the immediate area continues to benefit from a growing residential community. With approximately 18,500 vehicles per day traveling along Route 100, the location offers substantial daily exposure and convenient access for both neighborhood and commuter traffic. The combination of a signalized commercial intersection, major-route frontage, established retail activity and proximity to Route 422 makes Suburbia Shopping Center a highly accessible location for businesses seeking a visible presence within the Pottstown market.

TRADE AREA

Suburbia Shopping Center draws from an affluent and established trade area extending well beyond the immediate Pottstown neighborhood. Within a 1-mile radius, the property is surrounded by approximately 1,532 residents, while the 3-mile trade area encompasses approximately 28,238 people and the 5-mile trade area reaches approximately 68,612 people. Average household income is particularly strong, reported at approximately \$212,602 within 1 mile, \$120,755 within 3 miles and \$119,586 within 5 miles, supporting a consumer base with meaningful discretionary spending potential. The 3- and 5-mile areas also contain approximately 22,444 and 55,250 daytime residents age 16+, respectively, further expanding the potential customer base beyond the immediate residential population. Combined with the center's Giant anchor, Route 100 exposure, proximity to Route 422 and surrounding residential growth, the trade area provides a strong foundation for retailers, restaurants, medical providers and service businesses seeking access to an affluent and established customer base.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	68,861	129,046	254,930
EMPLOYEES	29,629	44,206	84,810
AVERAGE HHI	\$126,627	\$137,980	\$153,188
HOUSEHOLDS	27,278	50,933	99,714



POPULATION
557,116



MEDIAN HH INCOME
\$111,000



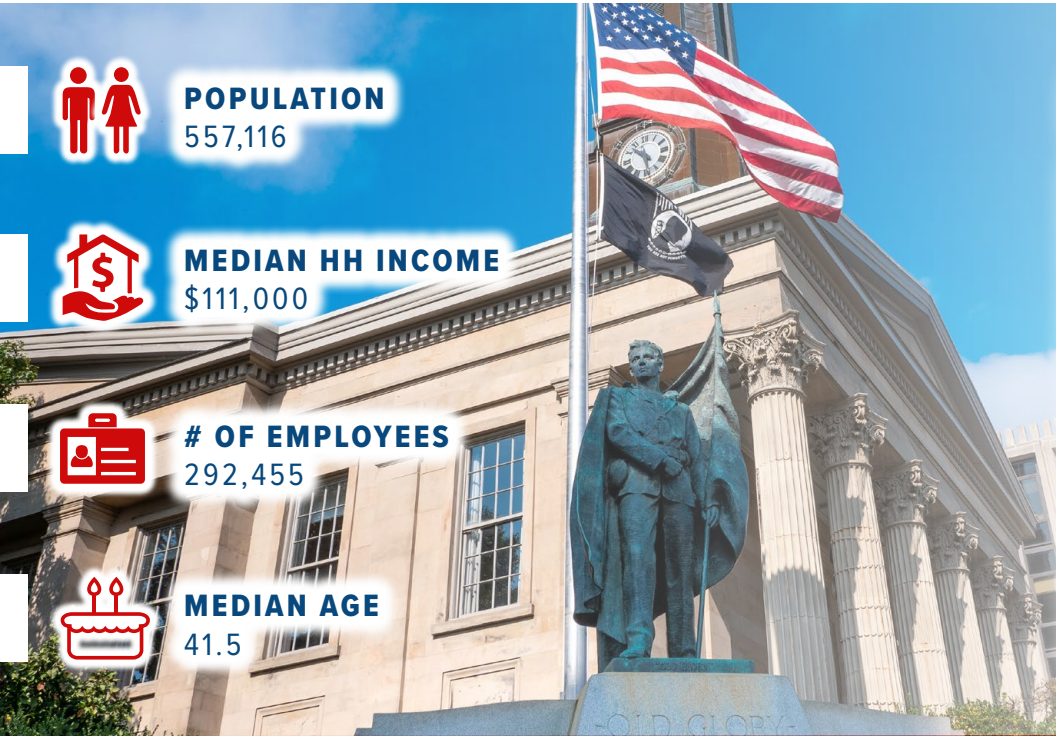
OF EMPLOYEES
292,455



MEDIAN AGE
41.5

CHESTER COUNTY

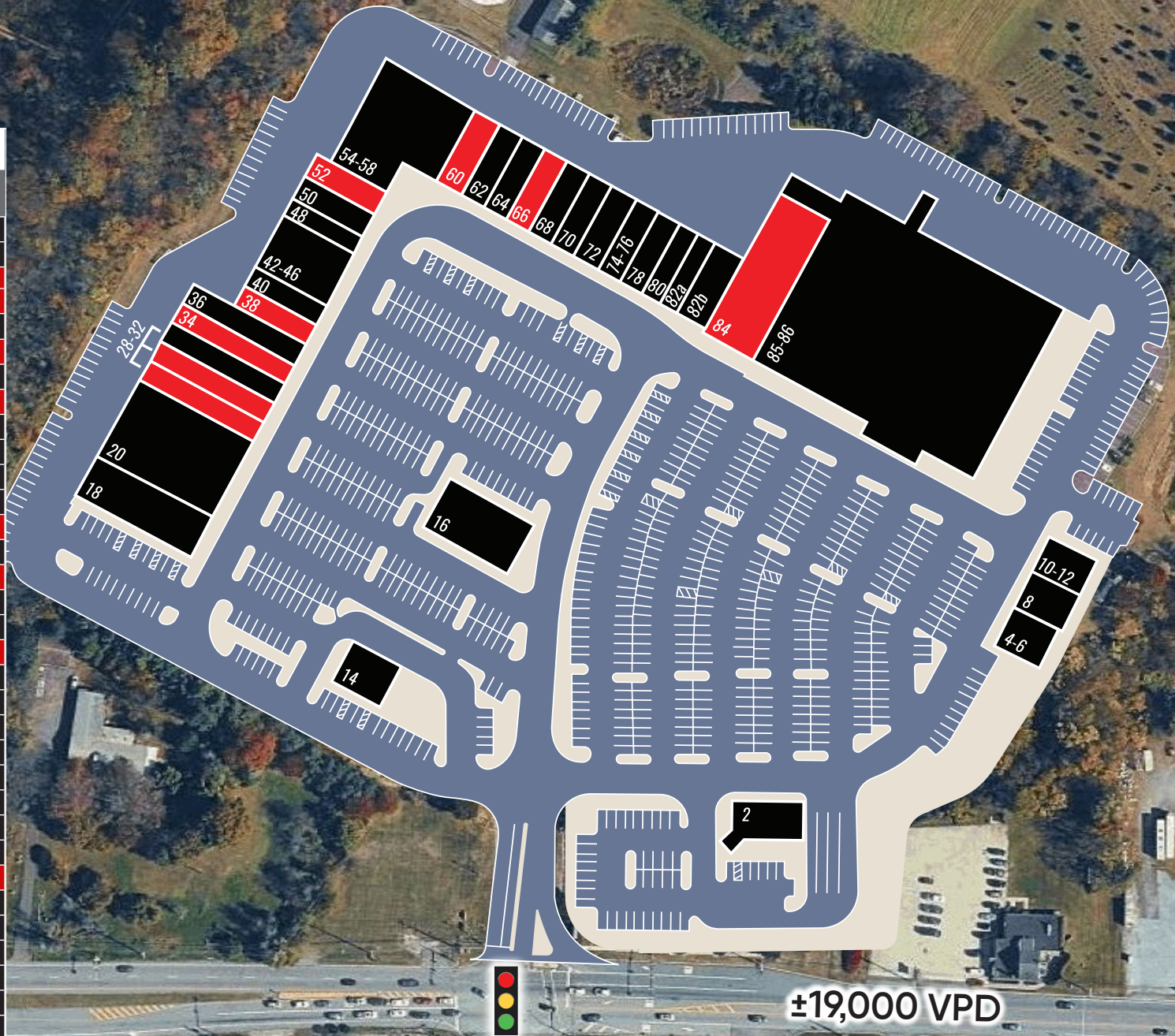
Chester County, Pennsylvania, is a scenic and prosperous county west of Philadelphia, known for its mix of affluent suburbs, historic towns, farmland, and beautiful countryside. Its county seat is West Chester, while communities such as Kennett Square, Malvern, Downingtown, Chadds Ford, and Exton each offer different lifestyles. The area has a rich history, including the Revolutionary War's Battle of Brandywine, and is home to attractions such as Longwood Gardens and the Brandywine Museum of Art. Chester County is also known for agriculture, particularly mushroom farming, as well as parks, trails, and outdoor recreation. With relatively high household incomes, strong employment opportunities, good transportation connections, and generally expensive housing, Chester County is considered one of the more desirable places to live in the Philadelphia region.



SITE PLAN

TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
18	CJ TIRES SERVICES, INC	5,518
20	DOLLAR TREE	10,785
28	AVAILABLE	2,954
30	AVAILABLE	5,612
32	--	--
34	AVAILABLE	2,408
36	IVY REHAB FOR KIDS	2,754
38	AVAILABLE	1,557
40	DAVID IMKHAOUN	1,893
42-46	SOCCER ZONE	4,459
48	ELEGANT NAILS	1,465
50	VESTA KITCHEN	1,940
52	AVAILABLE	2,025
54-58	FITNESS 1440	10,088
60	AVAILABLE	2,004
62	CLUB PILATES	2,004
64	ONEMAIN FINANCIAL	1,866
66	AVAILABLE	2,004
68	REPRESENTATIVE PAUL FRIEL	2,004
70	SURBIA FAMILY CLEANERS	2,004
72	FRESH MONKEE	1,631
74-76	FINE WINE & SPIRITS	4,250
78	THE UPS STORE	1,559
80	GREAT CLIPS	1,572
82a	BEIJING HUNAN RESTAURANT	2,633
82b	--	--
84	AVAILABLE	9,858
85-86	THE GIANT COMPANY LLC	51,071
10-12	APEX PHYSICAL THERAPY	2,309
8	SPRINGER WELLNESS LLC	978
4-6	SERENITY DENTAL SPA	2,384
2	KEY BANK	3,000
14	STARBUCKS CORPORATION	2,230
16	TOWER HEALTH URGENT CARE	5,400



±19,000 VPD



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COMMERCIAL BROKERAGE. *Redefined.*

MARKET OVERVIEW

POTTSTOWN CENTER

Walmart+ DOLLAR TREE
T Mobile SUBWAY
verizon CRUNCH
ALDI RBC
MICHAEL'S
RED LOBSTER Wendy's
KeyBank Arby's

TRI COUNTY PLAZA

Panera BREAD pennsylvania
PAPA JOHN'S WINGS JOE'S

POTTSTOWN PLAZA

Job Lot 9
goodwill Applebee's
VSC TRACTOR SUPPLY CO.

UPLAND SQUARE

GIANT Burlington
TJ-maxx ASHLEY
Staples SUPERCUTS SUBWAY
petco LA FITNESS

THE SHOPPES AT COVENTRY

Boscov's BAM!
Gabe's BOOKS-A-MILLION
FIT LIFE
PRIMOHOAGIES
ITALIAN SPECIALTY SANDWICHES

Ritas
FLAGSHIP CINEMAS
CVS pharmacy

TOWN SQUARE PLAZA

PET SMART
LONGHORN STEAKHOUSE Auto Zone
Lowe's AT&T

SUBURBIA SC

GIANT FINE WINE & GOOD SPIRITS
DOLLAR TREE Great Clips
OneMain Financial Starbucks
KeyBank The UPS Store

DUNKIN'
Burger King Wendy's
Wawa
McDonald's
POPEYES
THE HOME DEPOT
FRESNIUS MEDICAL CARE
ROYAL FARMS
ALDI

Wawa



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