

Orchard Hills Shopping Center

FOR LEASE | ± 1,700 SF

30 Baldwin Blvd | Shamokin Dam, PA 17876



FEATURED TENANTS:



PROJECT

Orchard Hills Shopping Center, a 115,899 square foot neighborhood retail shopping center is centrally located in Shamokin Dam, Pennsylvania along Route 15 (37,000 CPD). With national co-tenants such as Tractor Supply, Ollies Bargain Outlet, Empire Beauty School, and Dollar Tree just to name a few, Orchard Hills Shopping Center sees an immense amount of local and regional shopping traffic. With its ideal mixture of national and regional tenants, the project is one of the go-to shopping destinations in this portion of the Shamokin Dam market.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 19,181 | 33,217 | 42,899 |
| TOTAL EMPLOYEES | 15,857 | 27,659 | 36,063 |
| AVERAGE HHI | \$64,888 | \$62,868 | \$67,555 |
| TOTAL HOUSEHOLDS | 8,394 | 14,050 | 17,441 |



TRAFFIC COUNTS: ROUTE 15: ± 37,000 VPD

Blake Shaffer | Brad Rohrbaugh | Chad Stine | Gary Russell
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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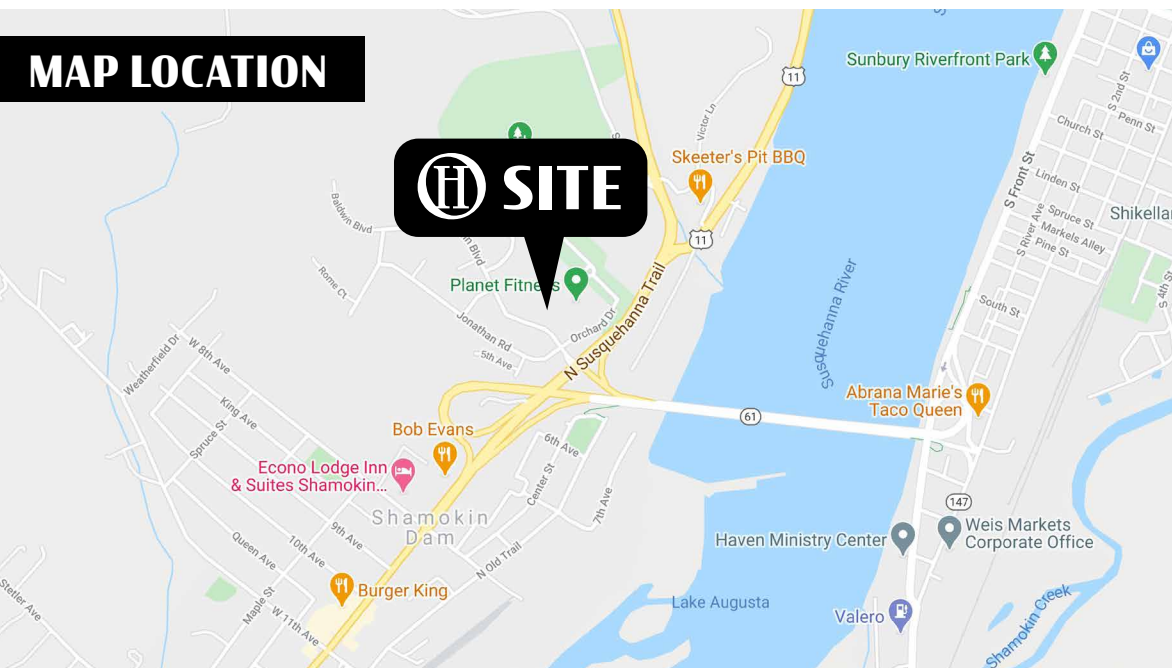
LOCATION

Orchard Hills Shopping Center is strategically positioned with significant frontage in one of the market's primary retail corridors along Route 15. Route 15 acts as one of the regional focal points for retail, with a trade area that extends more than 10-15 miles, attracting a vast customer demographic from the surrounding towns. Orchard Hills Shopping Center has a high concentration of traffic generating tenants located within the immediate area including Giant, Kohl's, TJ Maxx, ULTA, Target, PLCB, Starbucks, Michael's, and many more.

TRADE AREA

Adding to the stability of the project, Orchard Hills Shopping Center shows a 20 minute drive time demographic of over 112,734 people with household incomes of more than \$66,100 and daytime employment demographics of 65,645. The demographics within a 10-mile radius include 69,401 people in 27,566 homes, a labor force of 41,078 with an average household income of \$69,770. The area's growth over the last 10 years has increased over 9.2% since 2000 with over 2,032 new homes.

MAP LOCATION



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Bennett WILLIAMS
 RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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SITE PLAN



| SUITE | TENANT | AREA (SQ FT) |
|--------------|-----------------------|----------------|
| 1 | T-MOBILE | 1,000 |
| 2 | AVAILABLE | 1,700 |
| 3 | EDWARD JONES | 1,600 |
| 4 | LENDMARK FINANCIAL | 1,900 |
| 5 | FAMILY HEALTH COUNCIL | 2,000 |
| 6 | EMPIRE BEAUTY SCHOOL | 7,500 |
| 7 | TRACTOR SUPPLY | 30,600 |
| 8 | OLLIE'S | 25,551 |
| 9 | PLANET FITNESS | 16,730 |
| 10 | DOLLAR TREE | 12,000 |
| 11 | GEISINGER | 14,569 |
| TOTAL | | 115,899 |

WEST SIDE DR

BALDWIN BLVD

N SUSQUEHANNA TRAIL

± 37,000 VPD



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Monroe Marketplace

TARGET
 KOHL'S
 GIANT
DICK'S SPORTING GOODS
 BEST BUY
 STARBUCKS
T.J. MAXX
 OLD NAVY
 PETSMART
ULTA
 FIVE BELOW
 MICHAELS
LONGHORN STEAKHOUSE
 BUFFALO WILD WINGS
 RED ROBIN

Orchard Hills Shopping Center

OLLIE'S OUTLETS *Bargain*
GOOD STUFF CHEAP
 TSC TRACTOR SUPPLY CO
Edward Jones *MAKING SENSE OF INVESTING*
 DOLLAR TREE
empire BEAUTY SCHOOLS
 T-Mobile
Geisinger
 FHCCP
 planet fitness

Colonial Village Plaza

DOLLAR GENERAL
OneMain Financial
LENDING DONE HUMAN
 RAC

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