

A photograph of a Walmart store exterior. The building has a tan, textured facade. The 'Walmart' logo is mounted on the wall in large, white, 3D letters, followed by the yellow six-pointed starburst logo. The sky is blue with light clouds. In the foreground, there are blue and yellow bollards and a yellow tactile paving strip.

Walmart

HT COMMONS

35 PLAZA DRIVE | TAMAQUA, PA 18252

1,209 SF & 1,803 SF & OUTPARCEL OPPORTUNITY | FOR LEASE

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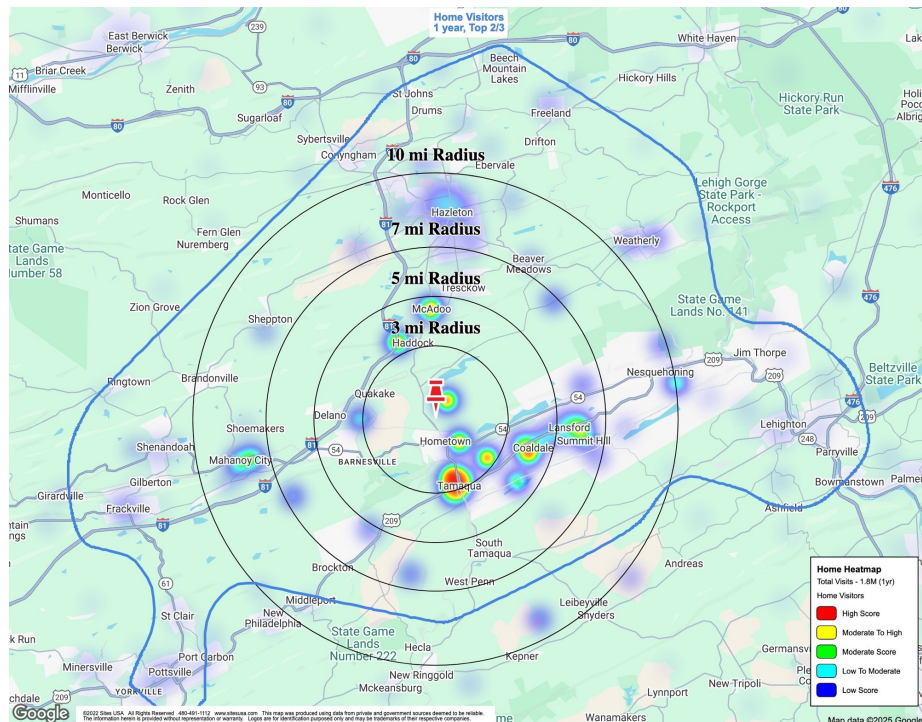
PROPERTY OVERVIEW

This property is a power center featuring a 155,078 SF Walmart Supercenter, Dollar Tree, Shoe Dept., AT&T, and Mattress Warehouse.



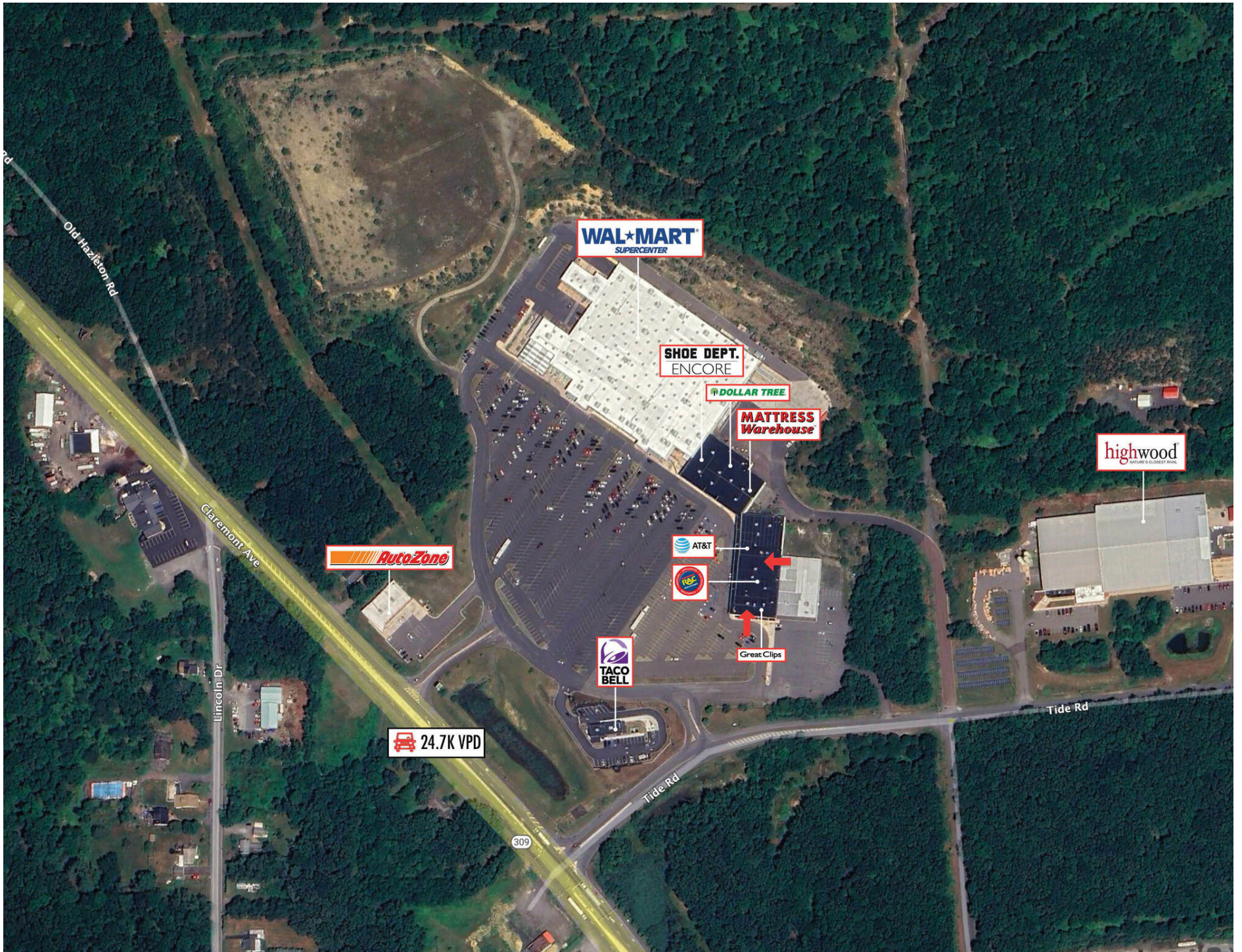
LOCATION DESCRIPTION

This property is located at the intersection of Rte. 309 and Tide Road. Access to Interstate 81 (exit 138) is only minutes away. Located in Rush Township, just north of the towns of Tamaqua and Hometown in Eastern PA. Wilkes-Barre is approximately a 35-minute drive to the north.



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES	
Population	7,823	19,660	30,490	86,592
Average HHI	\$73,794	\$76,338	\$78,688	\$71,760
Median HHI	\$54,279	\$58,447	\$59,841	\$54,212
Households	3,260	8,108	12,688	34,069
Total Businesses	290	505	774	2,579
Total Employees	2,908	4,266	6,444	27,367
27,785 VPD				INRIX





HT COMMONS
WAL*MART
SUPERCENTER
SHOE DEPT. **MATTRESS**
ENCORE **Warehouse**
DOLLAR TREE AT&T Great Clips

highwood
NATURE'S CLOSEST RIVAL

HT Commons

SILBERLINE
FROM SOURCE TO SHOP

Pretext

SILBERLINE
FROM SOURCE TO SHOP

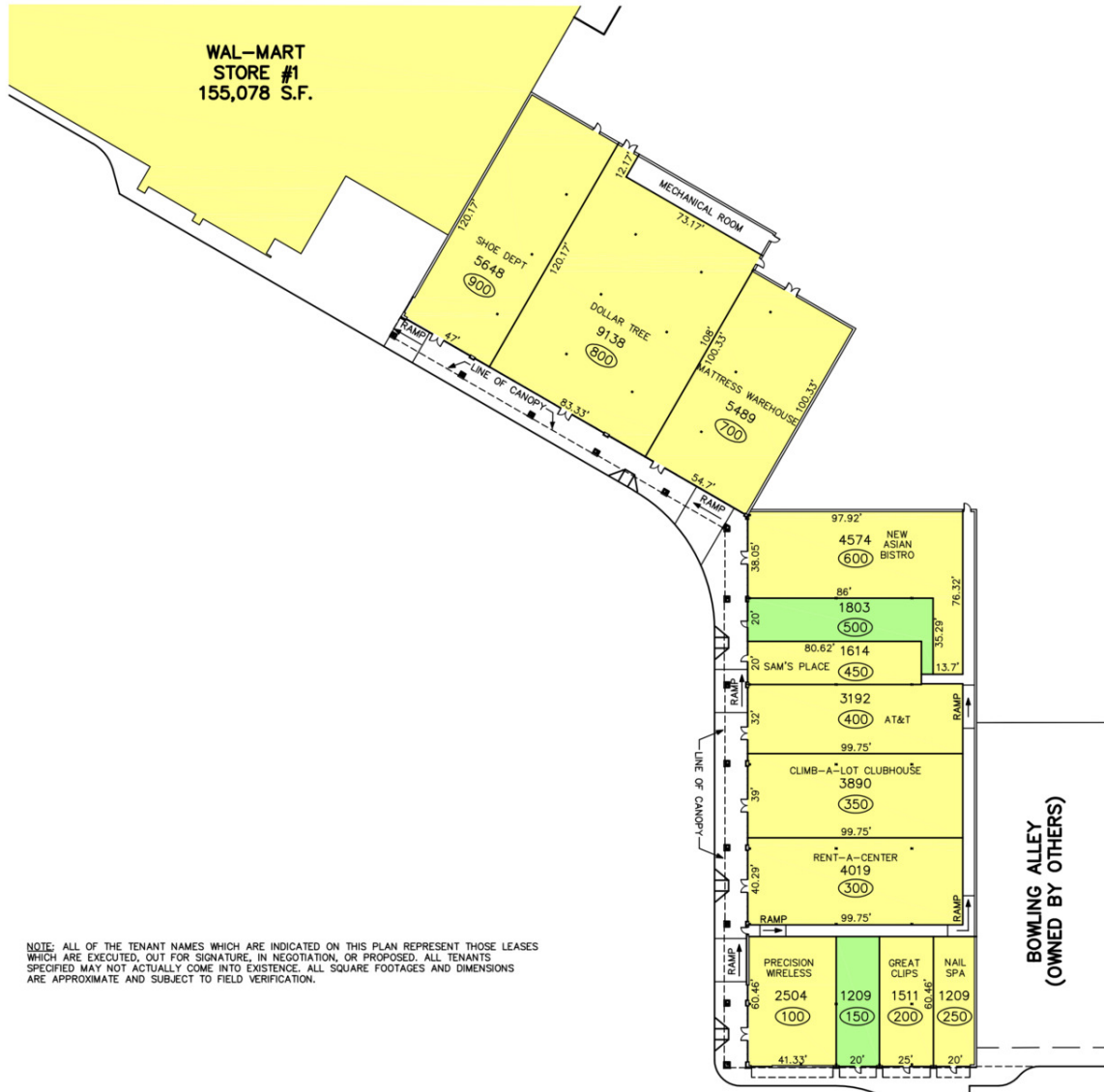


Hometown

DUNKIN'

HOMETOWN
FARMERS MARKET

Claremont Ave



NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

DEVELOPMENT DATA

WAL-MART STORE #1	155,078 S.F.
SMALL SHOPS	45,800 S.F.
TOTAL LEASABLE AREA	200,878 S.F.
SHOPS COMMON AREA	2,789 S.F.
TOTAL COVERED AREA	203,667 S.F.

COLOR KEY

- OCCUPIED
- VACANT

ROOM KEY

- 0000 — UNIT SQUARE FOOTAGE
- (000) — UNIT NUMBER
- F.F.E. — FINISHED FLOOR ELEVATION

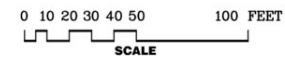
LEASE PLAN FOR HT COMMONS

SITUATE IN
HOMETOWN/TAMAQUA, PENNSYLVANIA
 RUSH TOWNSHIP SCHUYLKILL COUNTY
TAMAQUA ASSOCIATES, LP
 MANAGED BY

ZAMIAS SERVICES INC

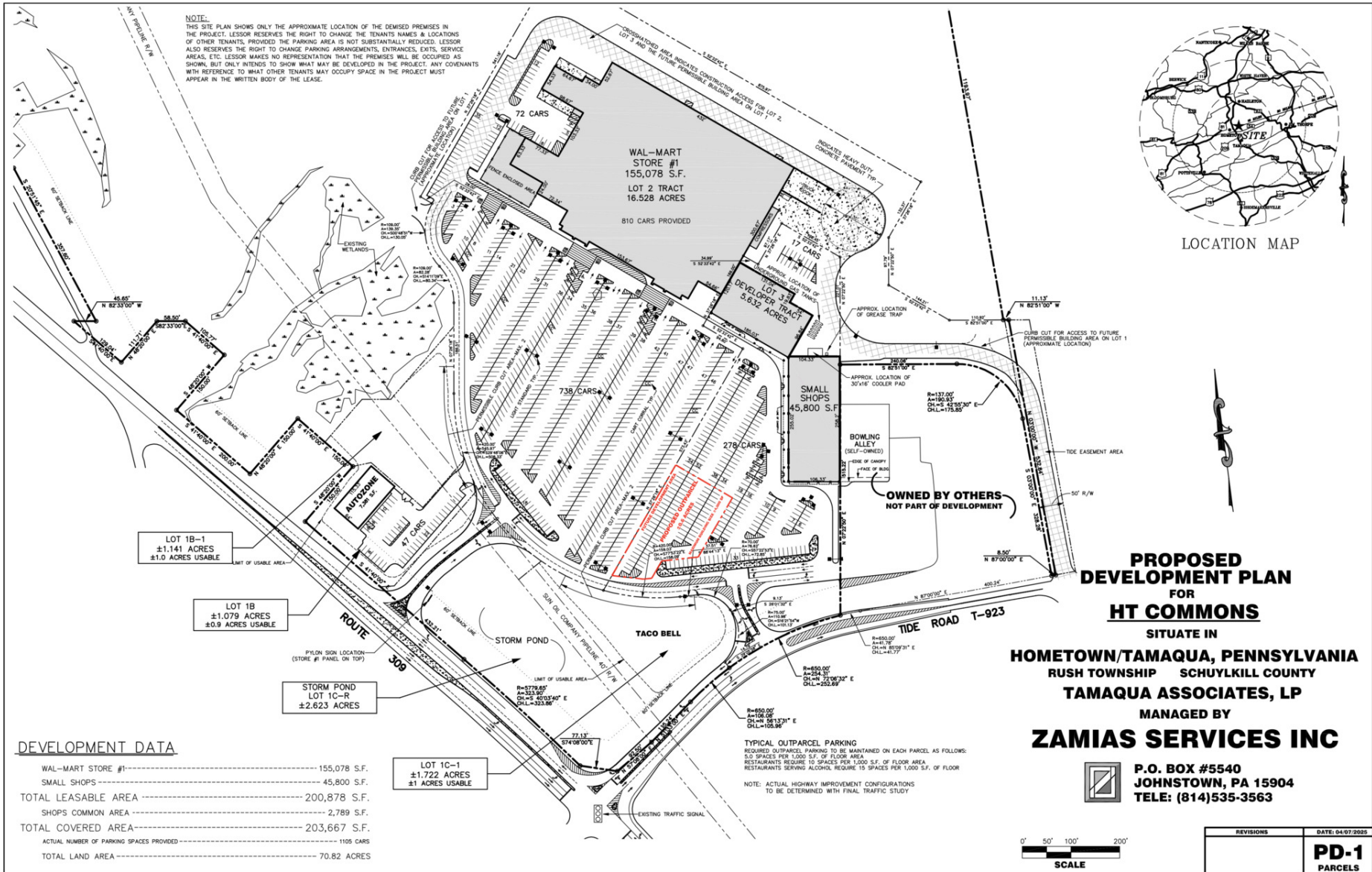


P.O. BOX #5540
 JOHNSTOWN, PA 15904
 TELE: (814)535-3563



DATE: 05/20/08
REVISIONS
09/23/13
04/29/14
06/30/14
07/05/16
08/24/17
10/24/17
10/14/20
04/01/21
05/15/2024

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