

# VALMONT PLAZA

290 Susquehanna Blvd. | Hazleton, PA | 18202

± 2,000 - 79,979 SF AVAILABLE | FOR LEASE



## PROJECT

The Valmont Plaza is a 175,637 SF shopping center conveniently located in Hazleton, PA. The center is anchored by Michael's, Big Lots, and Tractor Supply. Anchor and inline space available including two pad sites at the entrance to the shopping center. Great location for retail, restaurant, professional and medical office.

## LOCATION

Located on Route 93 just northwest of downtown Hazelton. Route 93 is a primary traffic artery that carries traffic in and out of the city out to the Laurel Mall and Interstate 81. The center is located at a traffic signal. There are approximately 18,000 cars traveling on Route 93 past the center each day. The center is conveniently located in the market next to Lowe's, Pet Smart, and Weis Markets. Other retailers in immediate area include Auto Zone, Applebee's, Arby's, Pizza Hut, and PA Wine and Spirits.

## TRADE AREA

Hazleton is located approximately 30 minutes south of Wilkes-Barre and an hour north of Harrisburg. There has been a significant amount of industrial growth in the area because of the easy access to Interstate 81 and Interstate 80. Both of these highways carry traffic east/west and north/south through the state. There are approximately 103,653 people and 43,524 households located within 20 minutes of the shopping center.

POPULATION		5 MILES - 50,362 7 MILES - 63,921 10 MILES - 76,550	EMPLOYEES		5 MILES - 40,662 7 MILES - 51,951 10 MILES - 62,564
	AVERAGE HHI			5 MILES - \$59,538 7 MILES - \$61,912 10 MILES - \$64,267	HOUSEHOLDS
<b>TRAFFIC COUNTS:</b> SUSQUEHANNA BLVD : 14,000 VPD					
<b>20 MINUTE DRIVE TIME:</b>		POP: 103,653 HHI: \$64,589	EMPLOYEES: 41,191 HOUSEHOLDS: 43,574		



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

**BLAKE GROSS | BRAD ROHRBAUGH | CHAD STINE**  
 717-843-5555  
 www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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## TENANT ROSTER

SPACE	TENANT	AREA (SF)
1	AVAILABLE	79,979
2	TRACTOR SUPPLY	25,988
3	AVAILABLE	3,000
4	AVAILABLE	3,000
5	AVAILABLE	4,000
6	CHINESE BUFFET	3,975
7	AVAILABLE	2,000
8	AVAILABLE	2,000
9	MICHAEL'S	18,972
10	BIG LOTS	41,271
PAD 1	AVAILABLE	
PAD 2	AVAILABLE	



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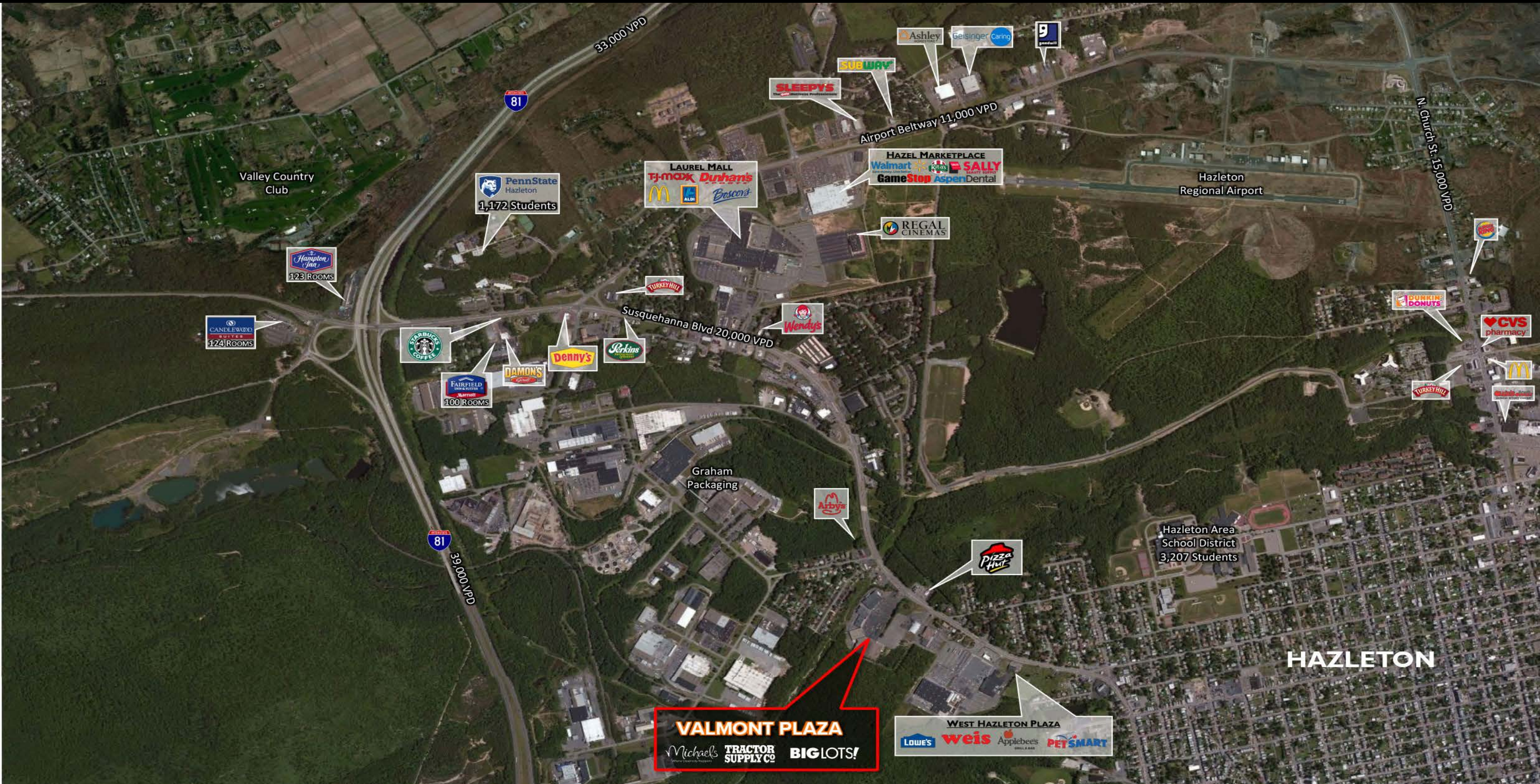
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 RETAIL

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