

# SINKING SPRING PLAZA

4750 PENN AVENUE, SINKING SPRING, PA 19608

12,900+/- SF AVAILABLE FOR LEASE

**NEW ANCHORS!**



## PROPERTY HIGHLIGHTS

- Sinking Spring Plaza is a 74,000+/- SF, multi-tenant retail shopping center located in the heart of the Sinking Spring, PA area.
- Located at the intersection of Penn Avenue (Route 422) and Krick Lane, the Center benefits from two (2) signalized lights, making for convenient ingress and egress.
- Major area retailers include - Fecera's Furniture, Redner's Market, Rite Aid and Wine & Spirits, Ace Hardware, Starbucks, Sheetz, Popeyes and Members 1<sup>st</sup> Credit Union.
- Current tenants include: Subway, South Mountain Physical Therapy, American Dental, Barber Shop & Kid Zone.
- In-Line retail space available adjacent to Tractor Supply. **CAN BE SUB-DIVIDED.**

Within 5-Mile Radius:

Residents	76,500
Household Income	\$77,000.00
Daytime Population	62,800

- The traffic count is 20,000 +/- ADT and the center is positioned to capture the strong area demographics.



# SECURE REAL ESTATE

COMMERCIAL - RETAIL  
MULTI-FAMILY

**Listing Presented By:**

**JEFFREY BRODE**

Broker of Record

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Playground

6+/- Acres Available for Lease

12,900 +/- SF AVAILABLE



Funzone





← PENN AVENUE 20,000+/- ADT →



Krick Lane

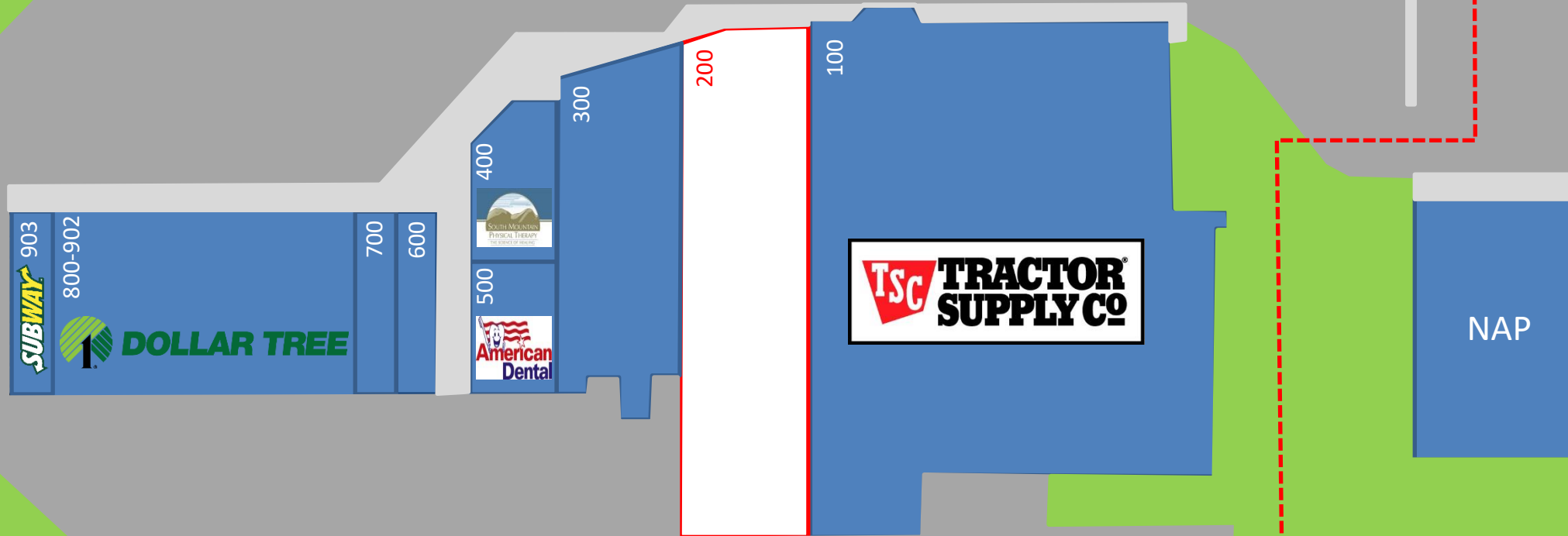
NAP

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Pylon Sign

TSC Outdoor Display Area

Suite	Tenant
100	Tractor Supply Co.
200	Available – 12,900+/- SF
300	Kid Zone
400	South Mountain Phys. Therapy
500	American Dental
600	Gango Spa
700	Barber Shop
800-902	Dollar Tree Stores
903	Subway



SUBWAY 903

800-902



DOLLAR TREE

700

600

500



400



300

200

100



NAP

**SITE**

**TSC TRACTOR SUPPLY CO**

**DOLLAR TREE**

**SOUTH MOUNTAIN PHYSICAL THERAPY**  
THE SCIENCE OF HEALING

**SUBWAY** **American Dental**

**Little Caesars**

**FIVE GUYS**  
BURGERS and FRIES

**Redner's WAREHOUSE MARKETS**  
Serving Our Local Communities Since 1970  
PA Wine & Spirits Stores  
FINE WINE & GOOD SPIRITS

Please enjoy responsibly.

**RITE AID** **Wendy's**  
OLD FASHIONED HAMBURGERS

**MAVIS TIRE & BRAKES**

**STARBUCKS COFFEE**

**M<sup>st</sup> MEMBERS 1<sup>st</sup> FEDERAL CREDIT UNION**

**POPEYES**

**ACE Hardware**

**CVS**

**LOWE'S GIANT**  
Quality. Selection. Savings. Every Day.  
PA Wine & Spirits Stores  
FINE WINE & GOOD SPIRITS

Please enjoy responsibly.

