

Summit Ridge

2214 Summit Ridge Plaza | Mt. Pleasant, PA 15666

Available
±1,500 - 6,000 SF



Property Overview

Summit Ridge is a well-located 240,840 square-foot Walmart anchored retail shopping center located in Westmoreland County along Porter Ave (Rt. 819) in East Huntingdon Township near Mt. Pleasant, PA. Summit Ridge is one of the dominant power centers in the Mt. Pleasant retail market. This center offers convenient access from Route 119 (±25,000 VPD) and I-76 (±28,000 VPD). The project benefits from having the convenient proximity to the highway and having signalized access. Along with being anchored by the region's Walmart, the other co-tenants include national names such as, Arby's, Wendy's, MedExpress, Pet Supplies Plus, Advanced Auto, AT&T, Bath & Body Works and more! With its traffic generating lineup of destination and convenience style retailers, the proximity to the interstate, this shopping plaza serves as one of the primary shopping centers in the Greater Pittsburgh market.

Join National Retailers

Walmart

Wendy's Arby's

Advance Auto Parts

PET SUPPLIES PLUS
GREAT PRICES. NO BEGGING.

Blake Shaffer | Adam Hagerman | Cale Bruso
Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com | Retail Brokerage. **Redefined.**

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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Location

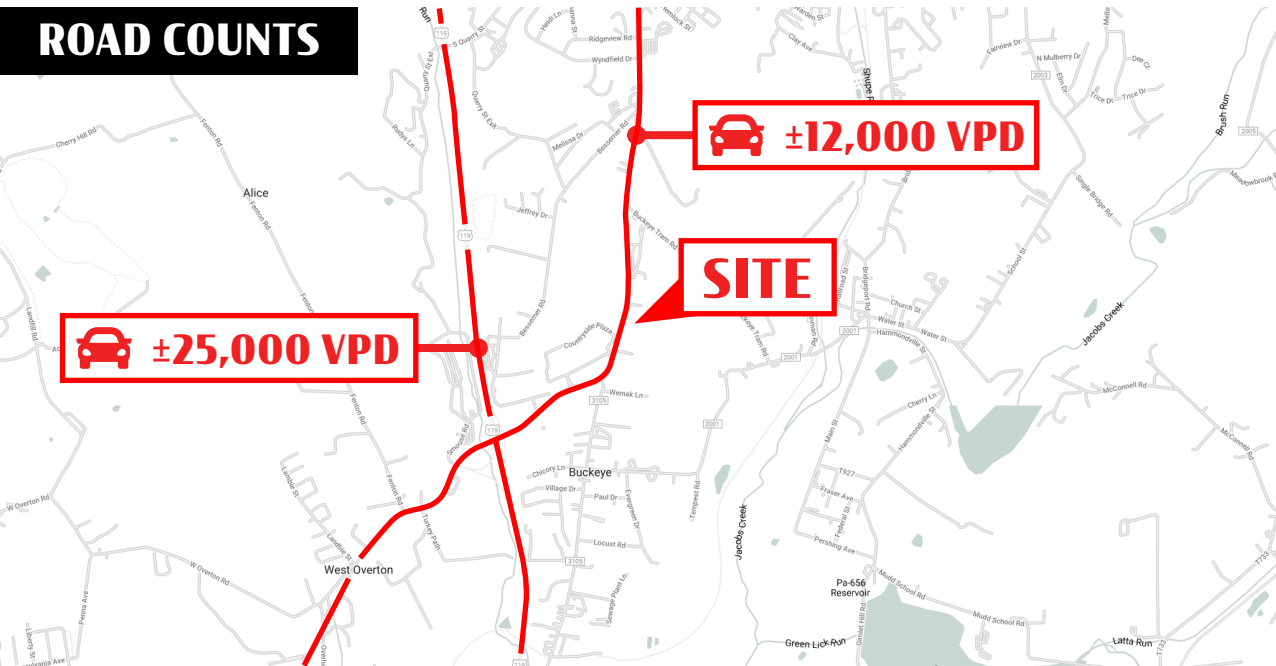
Summit Ridge Plaza is strategically positioned with significant frontage along the market's primary retail corridor, Route 819 (±12,000 VPD). The center benefits from the high-volume traffic flow of Route 819, which is one of the area's heavily traveled roadways because of its ease of access to other major roadways in the market, such as Route 119 (±25,000 VPD) and I-76 (±28,000 VPD).



Trade Area

Adding to the stability of the project, Summit Ridge Plaza shows a 15-minute drive time demographic of over 40,083 people with household incomes of more than \$74,895 and daytime employment demographics equally as strong with 17,735. The demographics within a 5-mile radius include 26,503 people in 11,624 homes, a labor force of 9,047 with an average household income of \$75,630. The area's growth since 2000 has increased over 6.6% with over 827 new homes.

ROAD COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,640	26,503	39,667
TOTAL EMPLOYEES	6,009	9,047	11,827
AVERAGE HHI	\$77,503	\$75,630	\$75,577
TOTAL HOUSEHOLDS	6,555	11,624	17,307

TRAFFIC COUNTS:

Porter Ave (PA-819) - ±12,000 VPD | US-119 - ±25,000 VPD

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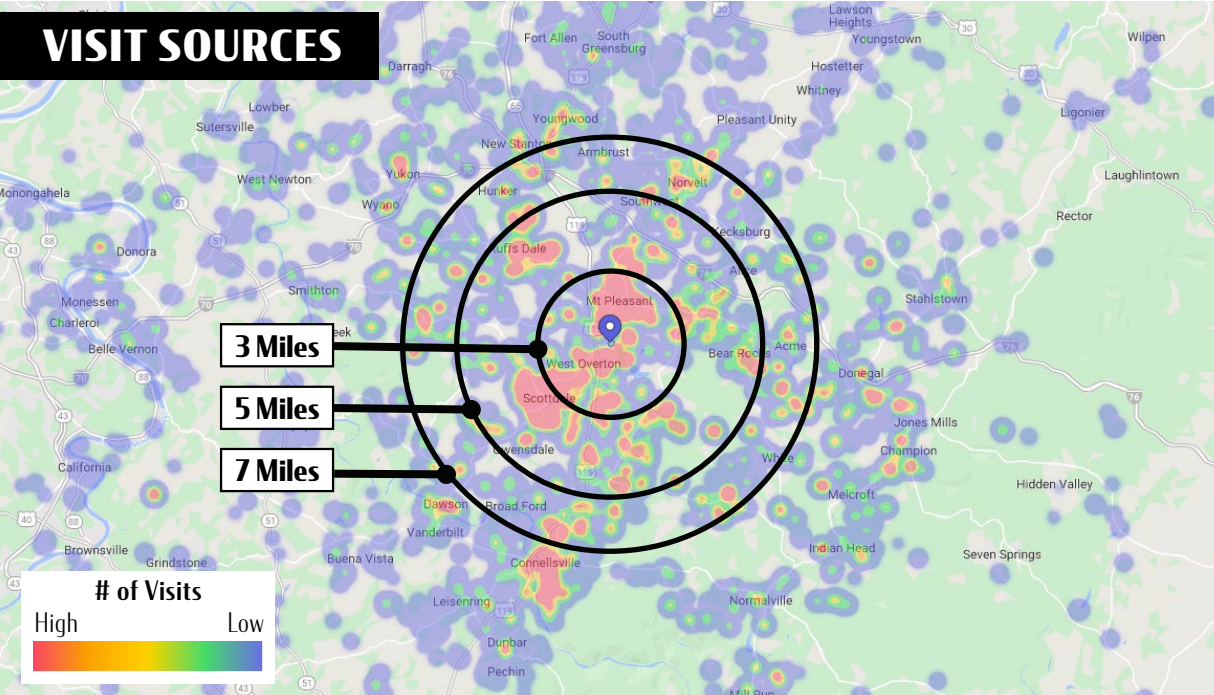
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Top Tenants

Walmart
2M Visits

Wendy's
146.9K Visits

Bath & Body Works
80.1K Visits

CENTER OVERVIEW		ANNUAL STATISTICS
	VISITS	2.5M
	VISITORS	187.5K
	VISIT FREQUENCY	13.37
	AVG. DWELL TIME	46 min

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SITE PLAN

Walmart 



Porter Ave - ±12,000 VPD

#	TENANT	AREA (SF)
1	Walmart	185,829
2	Fantastic Sam's	2,400
3	Pet Supplies Plus	5,000
4	Shoe Dept.	8,000
5	Sally Beauty Supply	1,500
6	AVAILABLE	1,750
7	OneMain Financial	1,750
8	Ultra Nails & Tanning	1,500
9	Bath & Body Works	3,500
10	AVAILABLE	1,500
11	Game Stop	2,500
12	Wireless Zone	2,000
13	AVAILABLE	4,500
14	AVAILABLE	6,000
OP1	Monro Muffler Brake	Outparcel
OP2	Wendy's	Outparcel
OP3	Advance Auto	Outparcel
OP6A	Fresenius Kidney Care	7,153
OP6B	AVAILABLE	4,004
OP6C	AT&T Mobility	1,998
TOTAL SF		240,840

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MARKET AERIAL



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