



**CHARLESBANK REALTY GROUP**  
INVESTMENT, DEVELOPMENT & PROPERTY MANAGEMENT

## **Grocery Anchored - Mountain View Plaza**

### **Build to Suit Development Opportunity**



**Located At: 25058 State Route 11, Hallstead, PA 18822**

**Contact:**

J. Nicholas Slottje  
President & CEO

[jnslottje@gmail.com](mailto:jnslottje@gmail.com)  
508-625-2227 (Office)  
617-939-6609 (Cell)

[www.charlesbankrealtygroup.com](http://www.charlesbankrealtygroup.com)

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## Market Aerial & Description

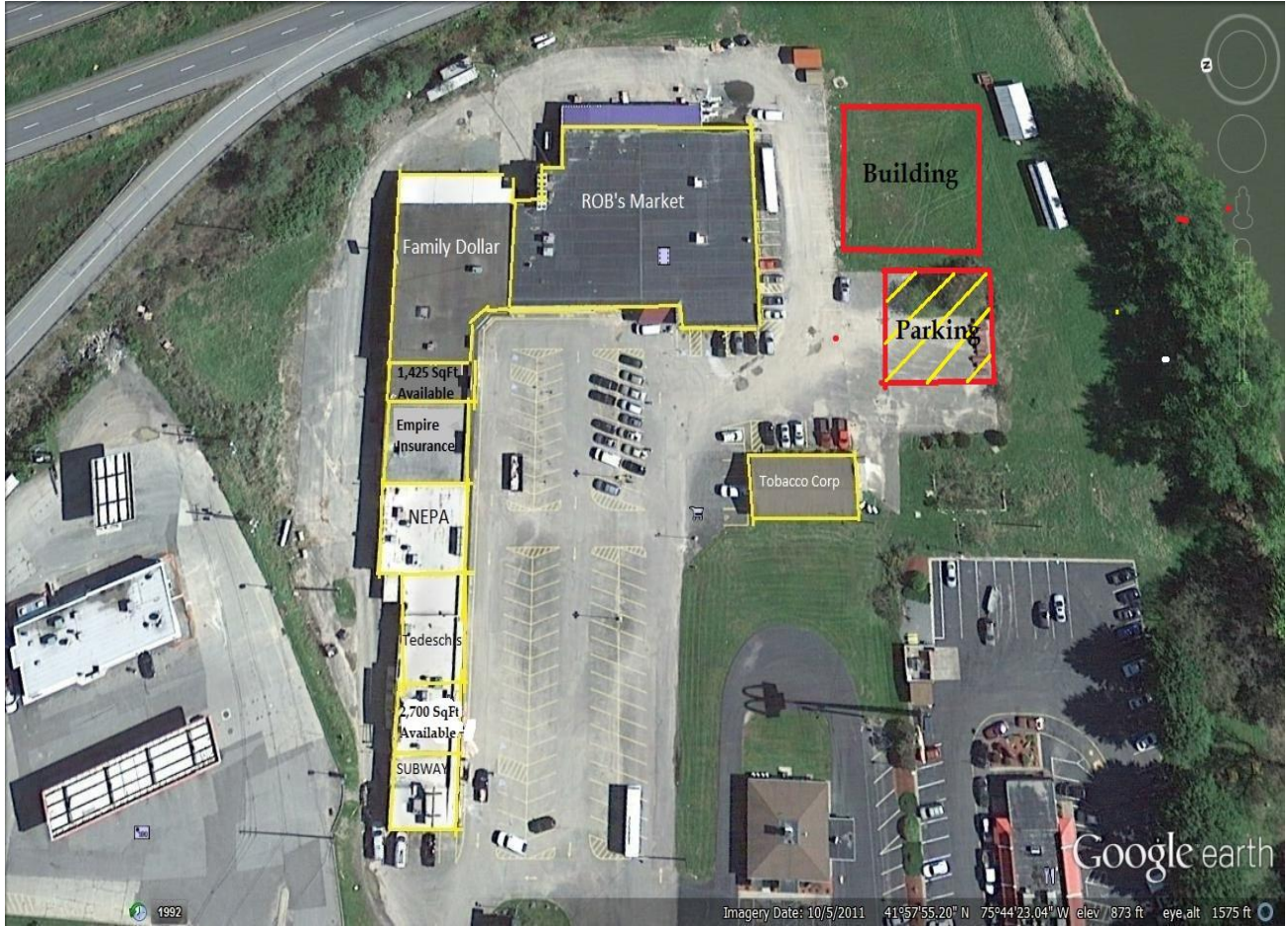
Very busy grocery anchored plaza with great mix of tenants draws huge traffic to the center. Tenants include Rob's Shur Save Supermarket, Family Dollar, Subway, Global Tobacco, Tedeschi's Italian Restaurant, Empire Insurance Agency and NEPA Community Health Center.

- This Plaza is the first exit in PA over the NY state border
- Existing plaza and the proposed new building would have great visibility from RT 81
- Plaza is the only grocery anchored center in the market – Tremendous traffic
- Proposed new building would have its own designated parking
- New building would be required to be elevated 18-24 inches
- Tenant would have exclusive use of the large highway pylon sign at the back corner of the plaza



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## Potential New Site & Designated Parking



Mountain View Plaza is located in Great Bend/Hallstead PA just over the NY state border with visibility from RT 81. Massive amount of traffic on this exit and an A+ location for food service and retail.