



# KINGS VILLAGE SHOPPING CENTER

44 KINGS VILLAGE, MINERSVILLE, PA 17954



**THE DANIEL PERICH GROUP**  
COMMERCIAL REAL ESTATE

**DANIEL M. PERICH, CCIM**  
Broker/Owner  
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### Property Description

The Daniel Perich Group is offering for sale the Kings Village Shopping Center, a grocery-anchored retail property situated at a signalized intersection along Route 209 in Minersville, Pennsylvania. This 77,149-square-foot retail center offers an exceptional investment opportunity in Schuylkill County's growing commercial corridor.

The property benefits from excellent visibility, easy access, and consistent consumer traffic, averaging 82,000 visits per month. Tenants enjoy ample onsite parking, and the center has recently undergone multiple upgrades, including a new roof, freshly paved parking lot, and new LED parking lot lights, reducing future capital expenditure for a new owner.

With public water and sewer connections, a stable tenant base, and frontage along a heavily trafficked corridor, this retail asset offers both immediate income and long-term upside potential.

Located in a high-traffic area, the shopping center enjoys close proximity to major retailers, national fast-food chains, and community institutions, making it a prime location for continued commercial development.

Kings Village Shopping Center is located on Route 209 at a signalized intersection in Minersville, Schuylkill County, Pennsylvania. The area sees steady commercial activity, with a surrounding population that relies on Route 209 as a primary corridor for retail and services. The property benefits from strong visibility and accessibility, making it a key retail destination in the region.

**PRICE**

**\$6,750,000**

***Location Information***

Building Name	Kings Village Shopping Center
Street Address	44 Kings Village (Route 901)
City, State Zip	Minersville, PA 17954
Township	Branch/Norwegian Township
County	Schuykill
Signal Intersection	Yes
Cross Street	Route 901
Nearest Highway	Route 209
Traffic Count	11,596 ADT

***Building Information***

Building Size	77,149 SF
# of Floors	1
Year Built	1961
# of Buildings	2
Ceiling Height	8-15 ft
Utilities	Gas, Electric

***Property Information***

Property Type	Shopping Center
Zoning	C-2
Lot Size	15.8 acres
APN	5 parcels
Lot Frontage	790 ft
Water	Public
Sewer	Public
# of Parking Spaces	262+
Real Estate Taxes	\$63,723

***Investment Information***

Tenancy	Multiple
Occupancy %	93%
# of Units	17

## Current Rent Roll

Tenant	Start	End	Size	Base Rent	CAM	Monthly	Total Annual
Coal Town Supermarket	07/01/24	04/30/34	16,482	\$ 9,077.49	\$ 1,222.47	\$ 10,299.96	\$ 123,599.52
Fans Unite Now	01/01/24	12/31/28	1,350	\$ 1,375.00	\$ 102.00	\$ 1,477.00	\$ 17,724.00
Che Figata Salon & Spa	01/01/25	12/31/29	1,350	\$ 1,494.30	\$ 98.94	\$ 1,593.24	\$ 19,118.88
Nailed It Nail Salon	12/01/24	11/30/29	1,350	\$ 1,479.00	\$ 91.80	\$ 1,570.80	\$ 18,849.60
Miners Specialty Pharmacy	09/01/25	08/31/28	1,350	\$ 1,450.00	\$ 125.00	\$ 1,575.00	\$ 18,900.00
Palermo Pizza & Restaurant	11/01/17	09/30/27	7,100	\$ 8,216.05	\$ 385.00	\$ 8,601.05	\$ 103,212.65
House of Power Fitness	10/01/25	09/30/30	8,000	\$ 1,600.00	\$ 97.00	\$ 1,697.00	\$ 20,364.00
Hembiere (Car Wash)	01/01/22	12/31/26	-	\$ 1,510.00	\$ 30.72	\$ 1,540.72	\$ 18,488.64
Workforce Resources	10/01/21	09/30/26	1,350	\$ 1,432.22	\$ 53.05	\$ 1,485.26	\$ 17,823.12
Sughr Cupcakes	02/01/24	01/31/29	1,350	\$ 1,522.00	\$ 92.00	\$ 1,614.00	\$ 19,368.00
Ice Cream Caboose	05/01/25	04/30/28	1,350	\$ 3,030.00	\$ 60.60	\$ 3,090.60	\$ 37,087.20
Hong Kong Chinese	03/01/18	02/28/30	4,650	\$ 2,000.00	\$ 73.44	\$ 2,073.44	\$ 24,881.28
Subway	12/01/03	11/30/28	1,350	\$ 1,325.00	\$ 163.71	\$ 1,488.71	\$ 17,864.52
Smokin Joes	03/01/06	03/01/28	1,350	\$ 1,713.72	\$ 296.36	\$ 2,010.08	\$ 24,120.96
Family Dollar	07/01/13	06/30/29	7,700	\$ 6,061.00	\$ 606.10	\$ 6,667.10	\$ 80,005.20
<b>TOTAL</b>			<b>56,082</b>	<b>\$ 43,285.78</b>	<b>\$ 3,498.19</b>	<b>\$ 46,783.96</b>	<b>\$ 561,407.57</b>

## Upcoming Tenant

Tenant	Size	Base Rent	CAM	Monthly	Total Annual
Auto Zone (Former Rite Aid)	10,486	\$ 8,083.00	\$ 524.00	\$ 8,607.00	\$ 103,284.00
<b>TOTAL</b>	<b>10,486</b>	<b>\$ 8,083.00</b>	<b>\$ 524.00</b>	<b>\$ 8,607.00</b>	<b>\$ 103,284.00</b>

## Vacancies

Vacancies	Size	Base Rent	CAM	Monthly	Total Annual
Retail	3,000	\$ 3,500.00	\$ 100.00	\$ 3,600.00	\$ 43,200.00
Warehouse	2,500	\$ 500.00	\$ 60.00	\$ 560.00	\$ 6,720.00
<b>Potential Rental Income</b>	<b>5,500</b>	<b>\$ 4,000.00</b>	<b>\$ 160.00</b>	<b>\$ 4,160.00</b>	<b>\$ 49,920.00</b>

## Income Summary

Annually

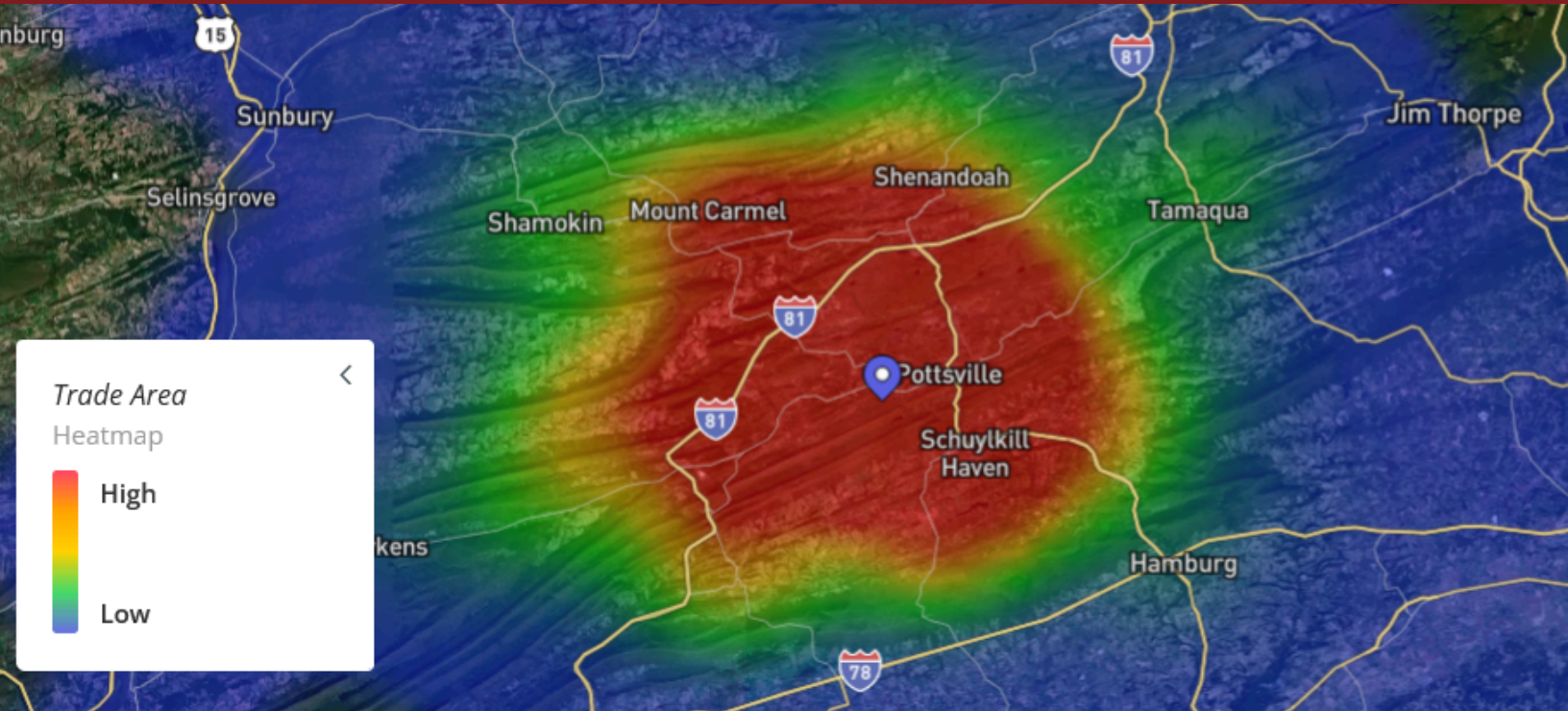
<b>Current Rental Income</b>	<b>\$ 561,407.57</b>
<b>Upcoming Rental Income</b>	<b>\$ 664,691.57</b>

## Expense Summary

Annually

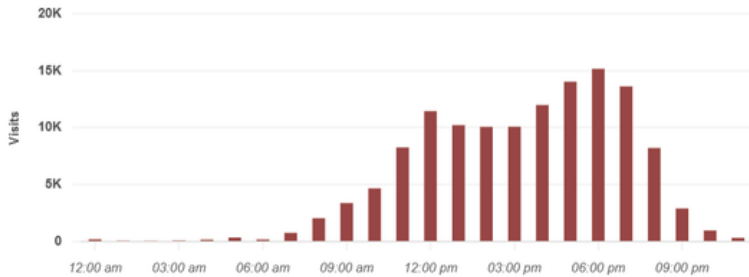
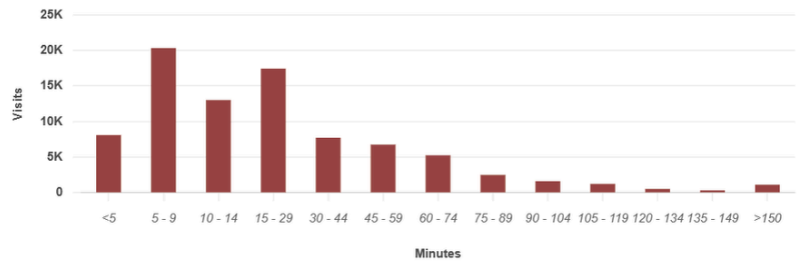
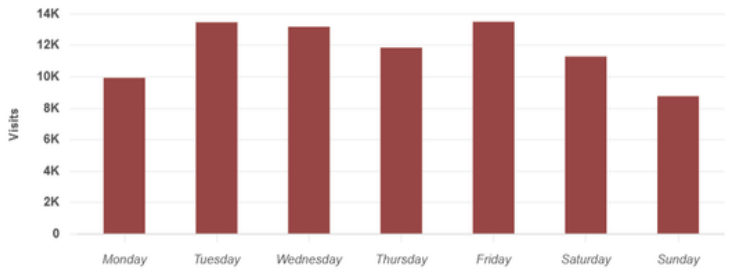
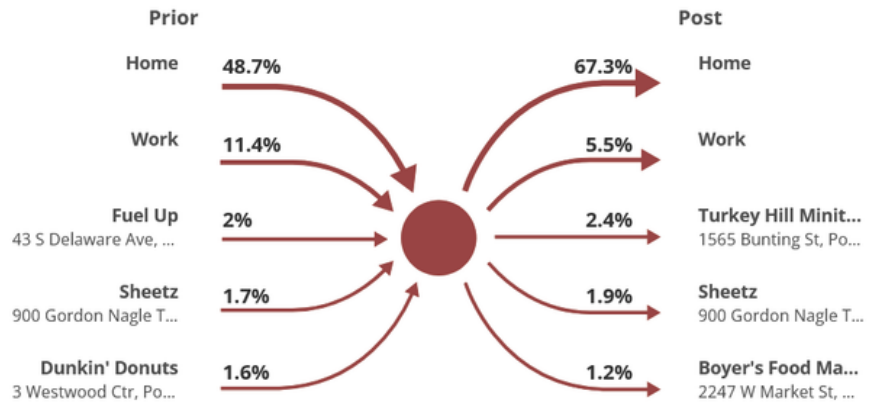
Insurance (2025)	\$ 18,000.00
Legal & Professional Fees (2025 est)	\$ 5,000.00
Repairs & Maintenance (5%)	\$ 32,500.00
Taxes (2026 est)	\$ 63,723.28
Small Tools & Supplies (2025)	\$ 1,347.00
Snow Removal (2025 owner's portion)	\$ 6,295.00
Trash (2026)	\$ 1,200.00
Utilities (2025)	\$ 3,899.00
Water & Sewer (2025)	\$ 408.00
<b>Total Expenses</b>	<b>\$ 132,372.28</b>

<b>NET OPERATING INCOME</b>	<b>CAP Rate 6.36%</b>	<b>\$429,035.29</b>
<b>UPCOMING NOI</b>	<b>CAP Rate 7.89%</b>	<b>\$532,319.29</b>



### MONTHLY VISITS

Visits	82K
Visitors	33K
Visit Frequency	2.48



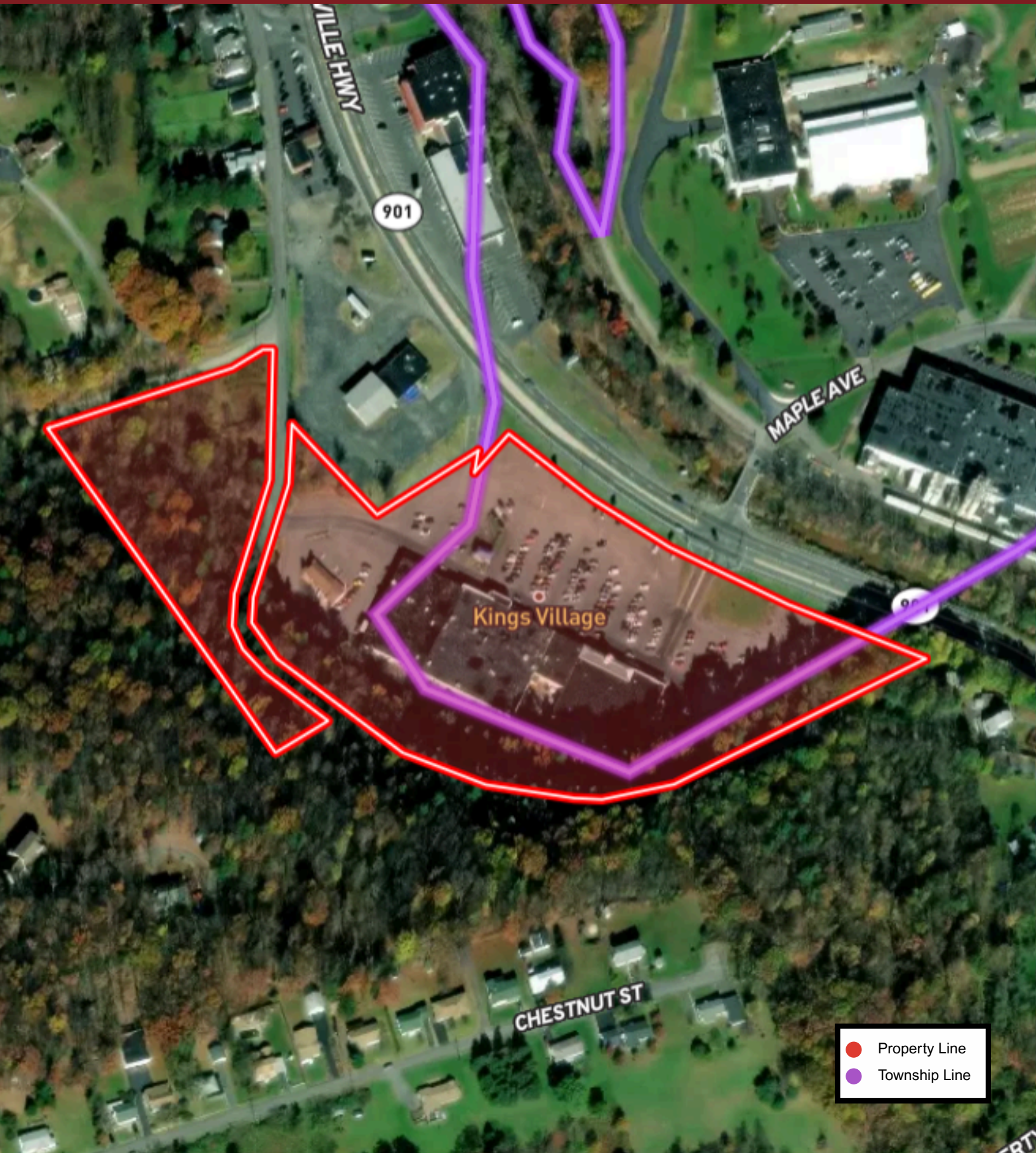
Average Stay	29 min
Median Stay	15 min



Exterior Photos



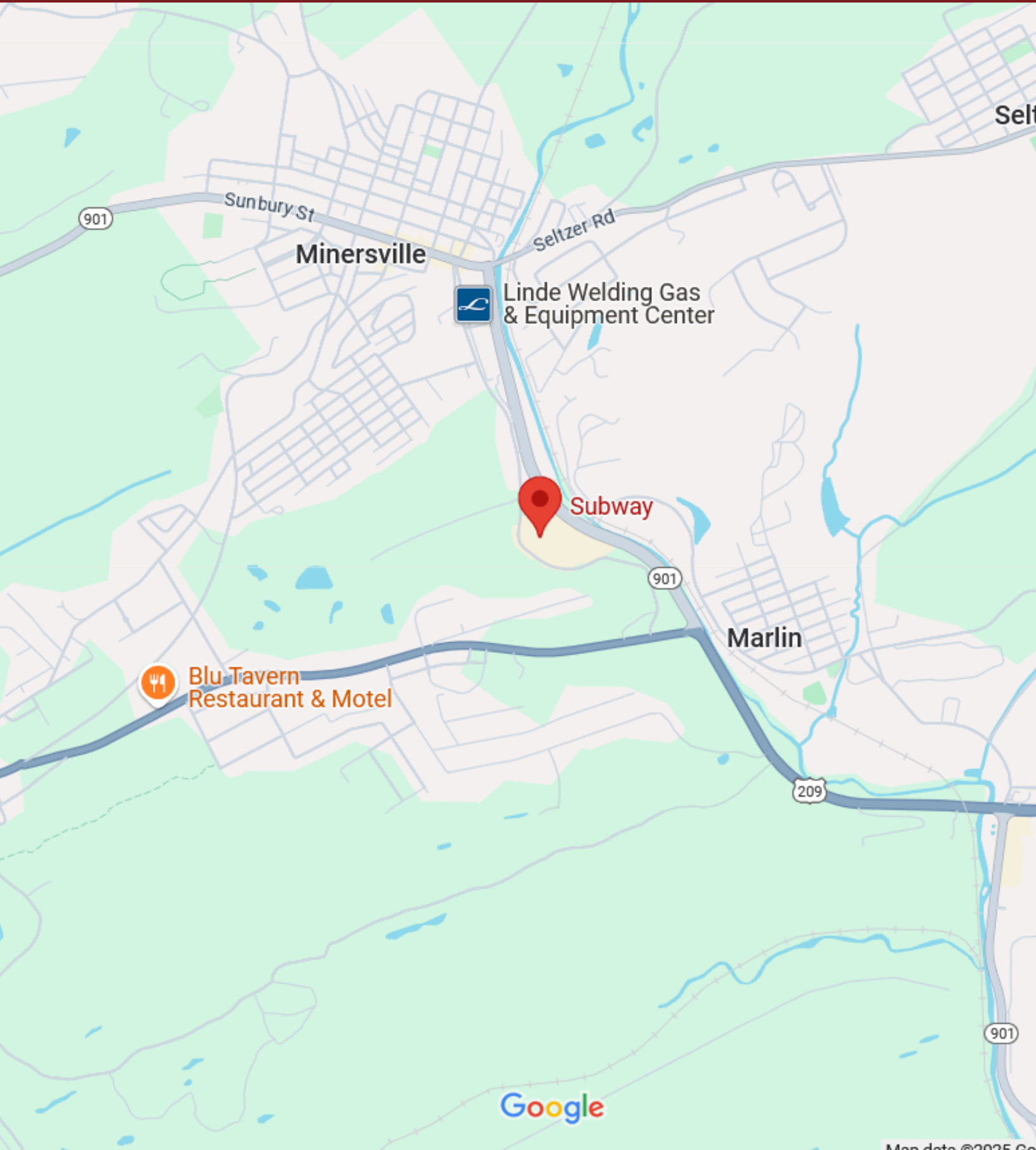






	Property Line
	Township Line





**FOR MORE INFORMATION  
CONTACT:**



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