



Walmart

# HT COMMONS

35 PLAZA DRIVE | TAMAQUA, PA 18252

SUITE 350 | 3,890 SF | FOR LEASE

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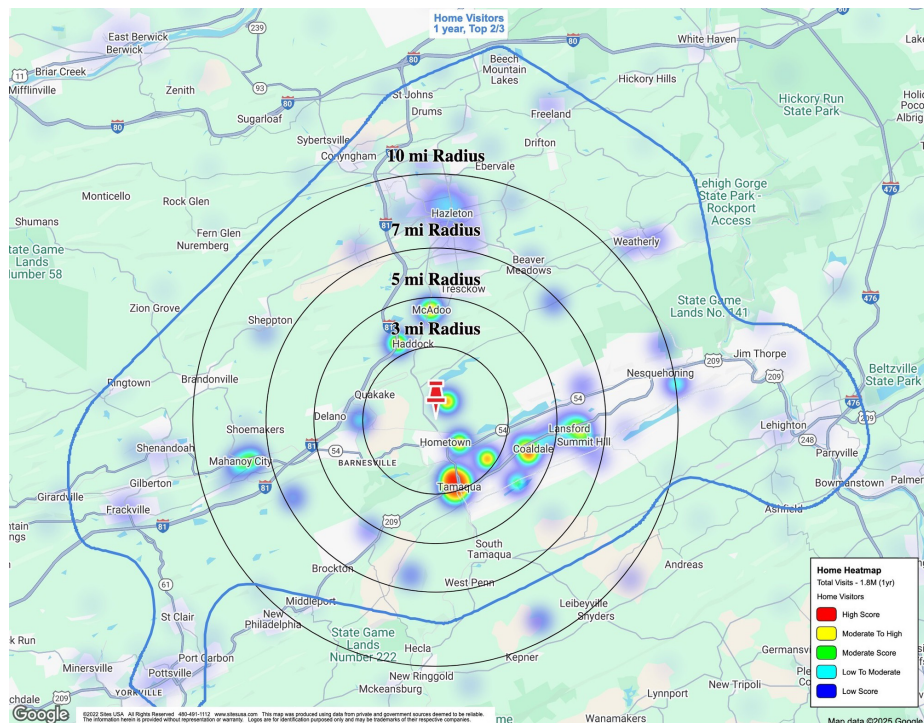
## PROPERTY OVERVIEW

Discover a highly coveted leasing opportunity at 35 Plaza Drive in Tamaqua, PA. This exceptional property offers an ideal space for businesses seeking a prime location with high visibility. Boasting modern design and versatile floor plans, the property provides the perfect canvas for creating a tailored retail or office space. With ample parking and easy access, this property caters to both convenience and accessibility for patrons and clients alike. The well-maintained exterior and interiors reflect a commitment to quality and professionalism, setting the stage for success for any business. Embrace this prime leasing opportunity and make your mark in the thriving Tamaqua community.



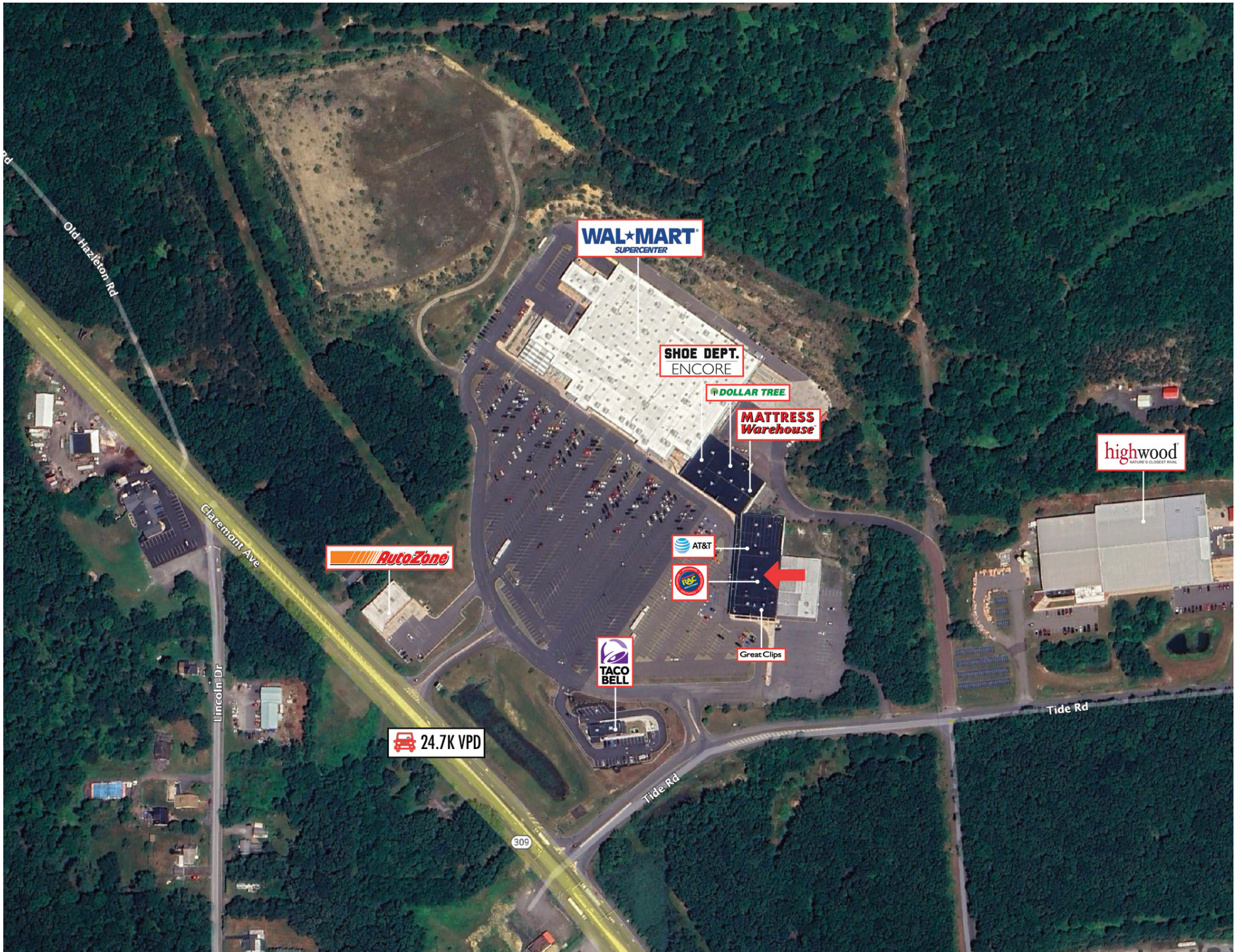
## LOCATION DESCRIPTION

Discover the charm of Tamaqua, PA, and the vibrant surroundings of HT Commons. With its rich history and small-town allure, Tamaqua offers a picturesque backdrop for businesses seeking a prime location. Situated in the heart of the community, the area boasts excellent foot traffic and provides easy access to local attractions such as the Tamaqua Railroad Station, Lehigh Canal, and H.D. Buehler Memorial Park. Nearby, visitors can explore the unique shops, cozy cafes, and local eateries that add to the area's welcoming atmosphere. Embrace the opportunity to become part of this thriving retail destination in Tamaqua's HT Commons.



## DEMOGRAPHICS

	3 miles	5 miles	7 miles	10 miles
Population	7,823	19,660	30,490	86,592
Average HHI	\$73,794	\$76,338	\$78,688	\$71,760
Median HHI	\$54,279	\$58,447	\$59,841	\$54,212
Households	3,260	8,108	12,688	34,069
Total Businesses	290	505	774	2,579
Total Employees	2,908	4,266	6,444	27,367
<b>27,785 VPD</b>				<b>INRIX</b>





WAL-MART  
STORE #1  
155,078 S.F.

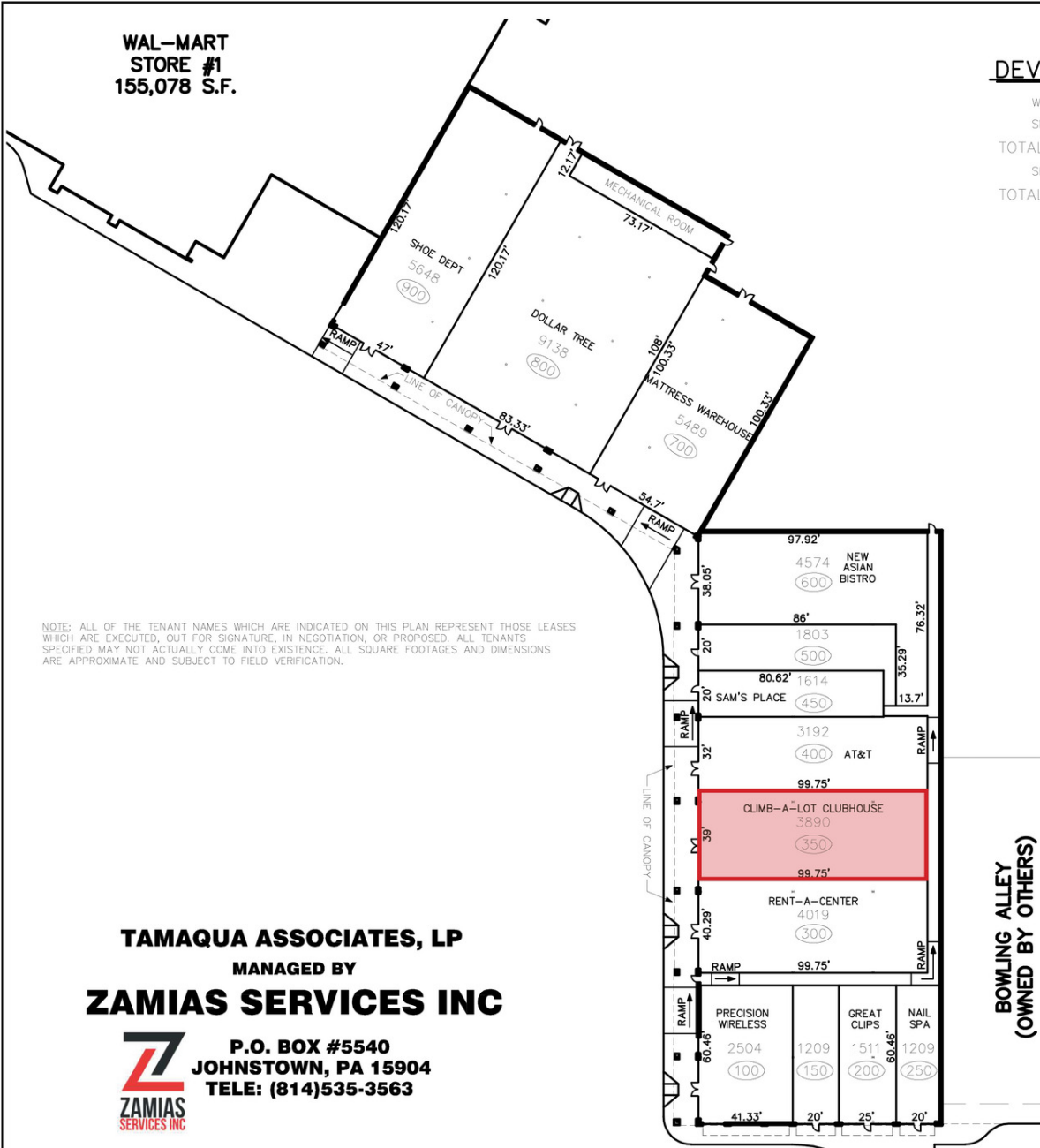
DEVELOPMENT DATA

WAL-MART STORE #1-----155,078 S.F.  
 SMALL SHOPS-----45,800 S.F.  
 TOTAL LEASABLE AREA-----200,878 S.F.  
 SHOPS COMMON AREA-----2,789 S.F.  
 TOTAL COVERED AREA-----203,667 S.F.

ROOM KEY

0000 — UNIT SQUARE FOOTAGE  
 (000) — UNIT NUMBER  
 F.F.E. — FINISHED FLOOR ELEVATION

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.



**TAMAQUA ASSOCIATES, LP**  
 MANAGED BY  
**ZAMIAS SERVICES INC**

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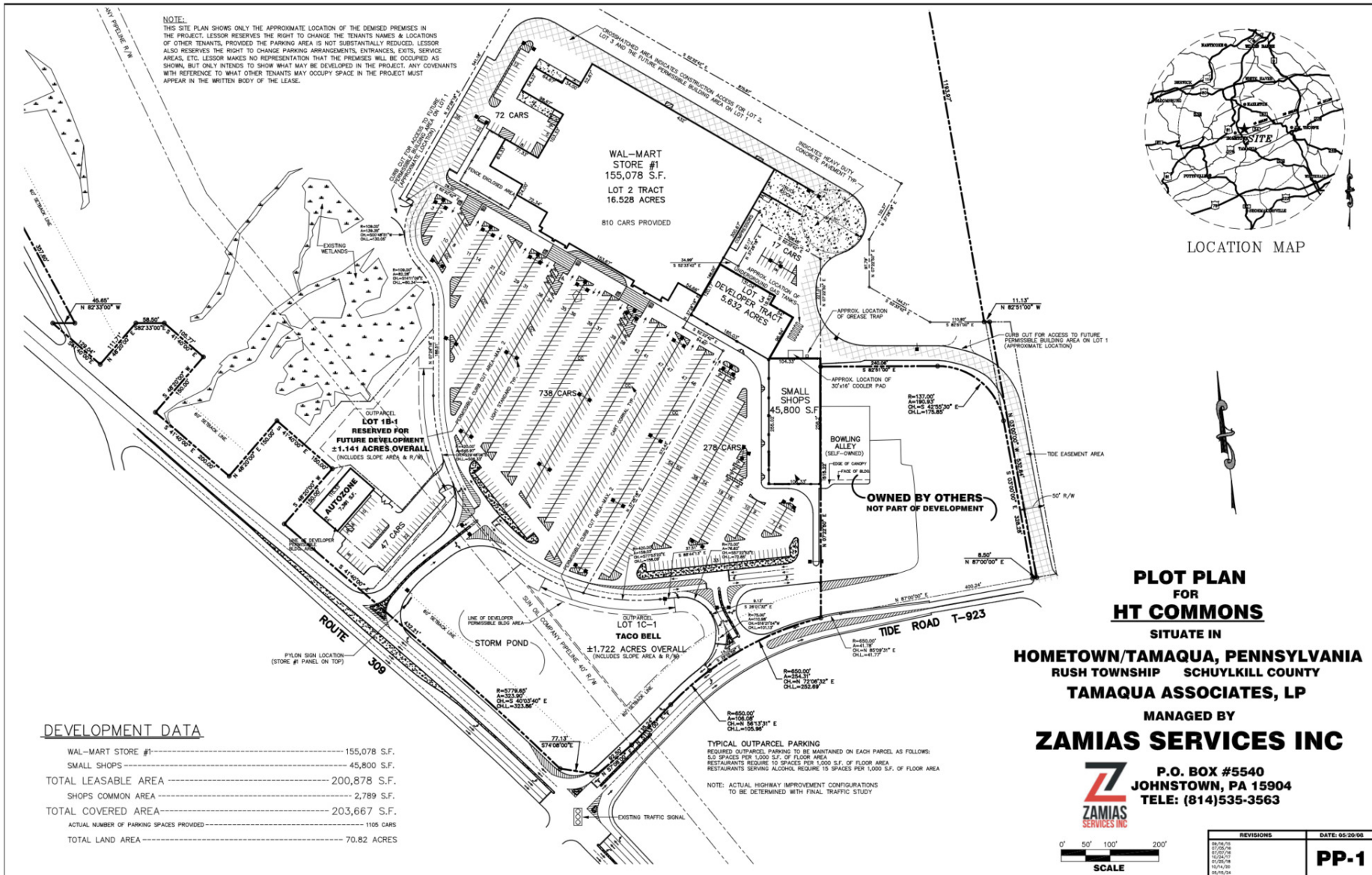
**LEASE PLAN**  
 FOR  
**HT COMMONS**  
 SITUATE IN  
**HOMETOWN/TAMAQUA**  
**PENNSYLVANIA**  
 RUSH TOWNSHIP, SCHUYLKILL COUNTY

0 10 20 30 40 50 100 FEET

SCALE

DATE: 05/20/08
REVISIONS
09/23/13
04/29/14
06/30/14
06/25/15
07/05/16
08/24/17
10/24/17
04/01/21
05/15/24

**LP-1**



LOCATION MAP

**PLOT PLAN FOR HT COMMONS**

SITUATE IN  
**HOMETOWN/TAMAQUA, PENNSYLVANIA**  
RUSH TOWNSHIP SCHUYLKILL COUNTY  
TAMAQUA ASSOCIATES, LP

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