

A photograph of a Walmart storefront. The building has a tan, textured facade. The word 'Walmart' is mounted on the wall in large, white, 3D block letters, followed by the yellow six-pointed starburst logo. The entrance area features large glass windows and doors, supported by tan columns. In the foreground, there are blue and yellow bollards and a yellow tactile paving strip. The sky is blue with some light clouds.

Walmart

HT COMMONS

35 PLAZA DRIVE | TAMAQUA, PA 18252

1,209 SF & 1,803 SF & OUTPARCEL OPPORTUNITY | FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Zamias Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Zamias Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Zamias Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Zamias Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Zamias Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Zamias Services in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY OVERVIEW	3
SITE AERIAL	4
RETAIL MARKET AERIAL	5
LEASE PLAN	6
SITE / LEASE PLAN	7

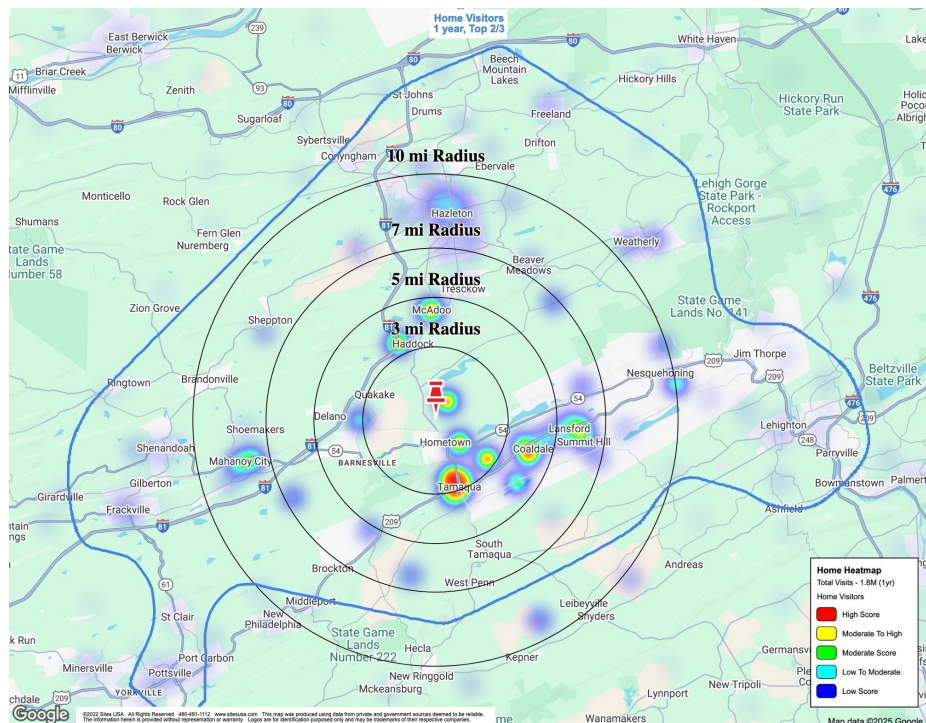
PROPERTY OVERVIEW

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.



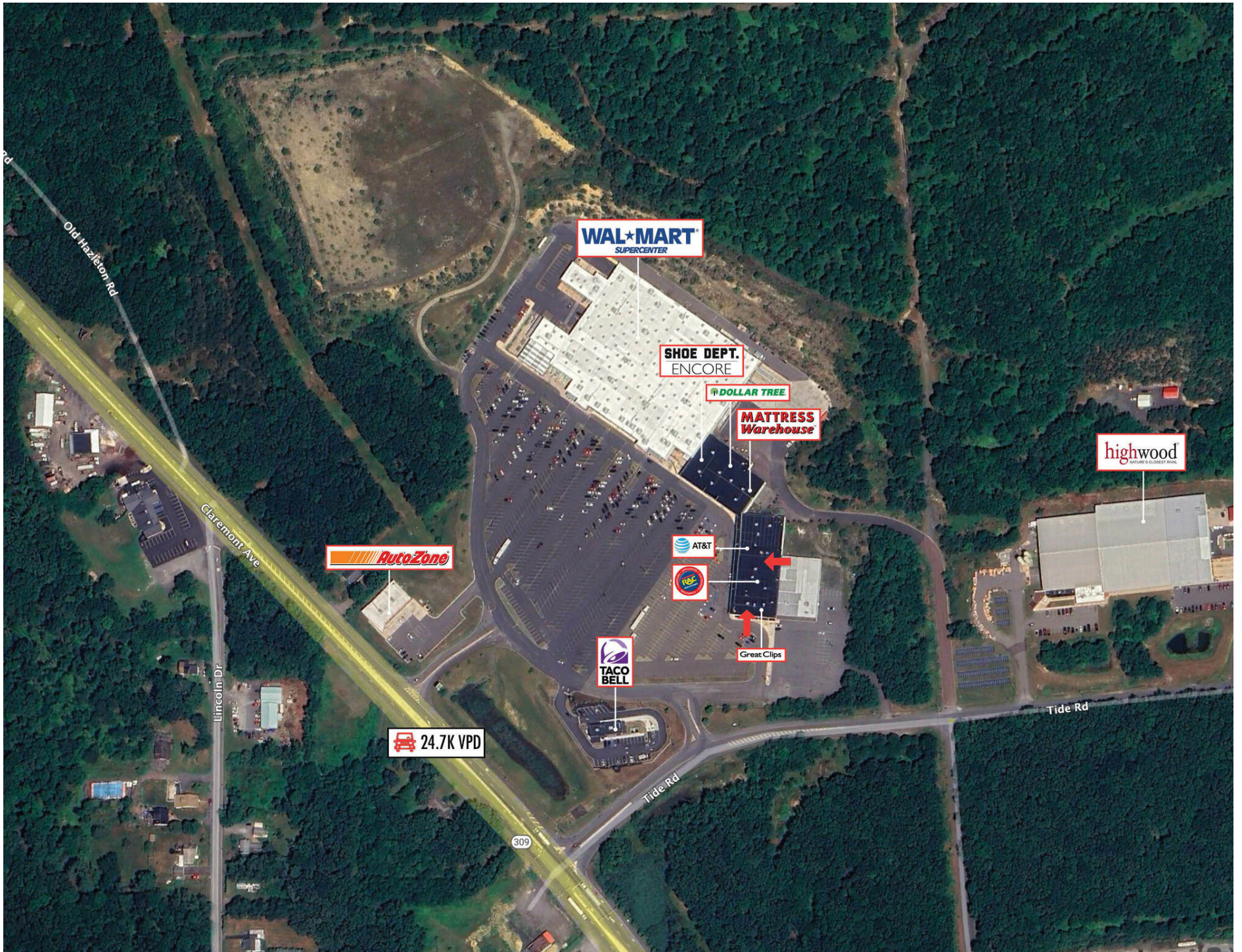
LOCATION DESCRIPTION

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
27,785 VPD				INRIX





HT COMMONS
WAL*MART
SUPERCENTER
SHOE DEPT. **MATTRESS**
ENCORE **Warehouse**
DOLLAR TREE AT&T Great Clips

highwood
NATURE'S CLOSEST RIVAL

HT Commons

SILBERLINE
FROM SOURCE TO SHOP

Pretext

SILBERLINE
FROM SOURCE TO SHOP

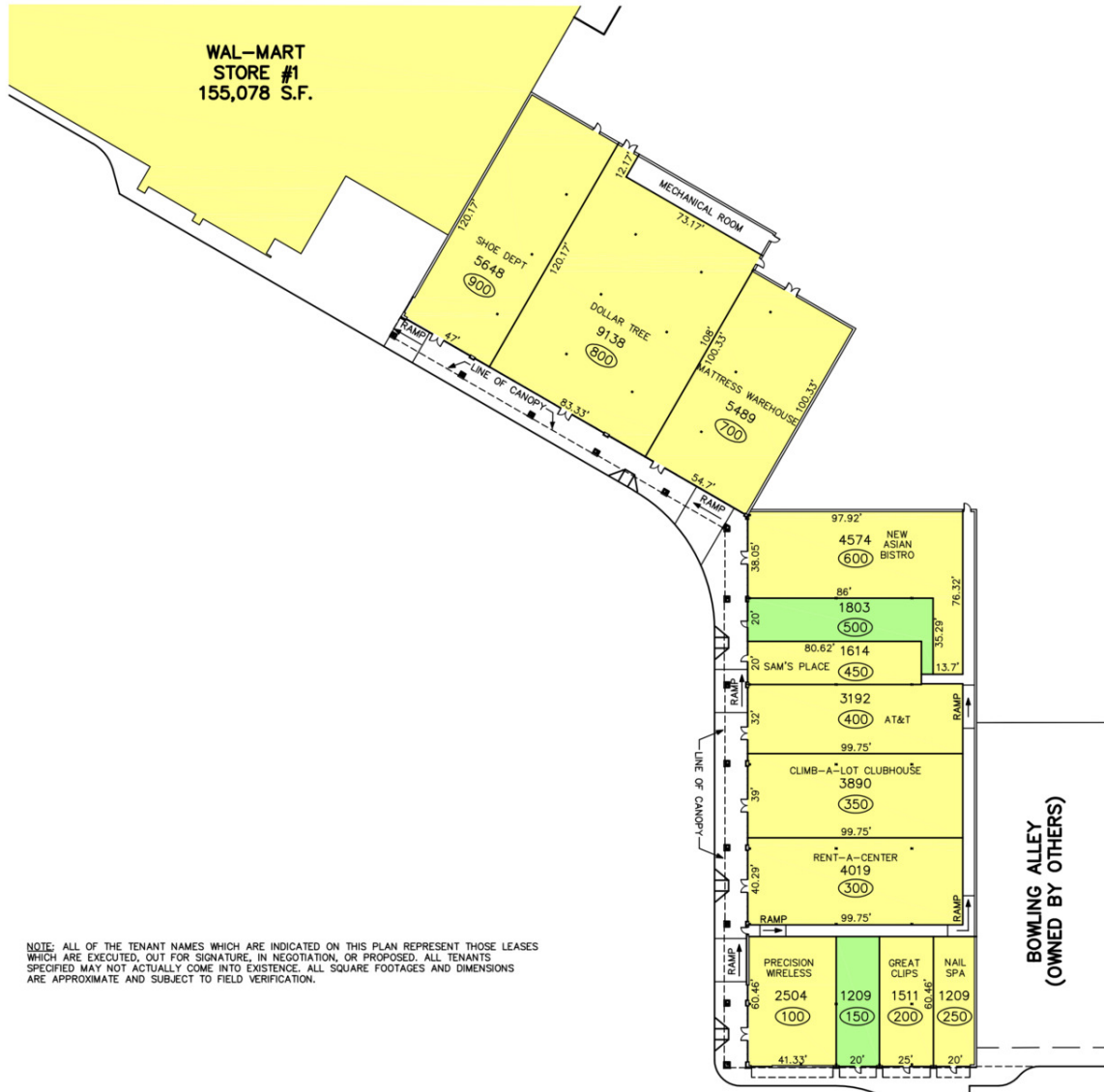


Hometown

DUNKIN'

HOMETOWN
FARMERS MARKET

Claremont Ave



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.

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.

COLOR KEY

- OCCUPIED
- VACANT

ROOM KEY

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

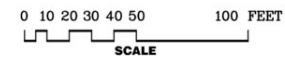
LEASE PLAN FOR HT COMMONS

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

ZAMIAS SERVICES INC



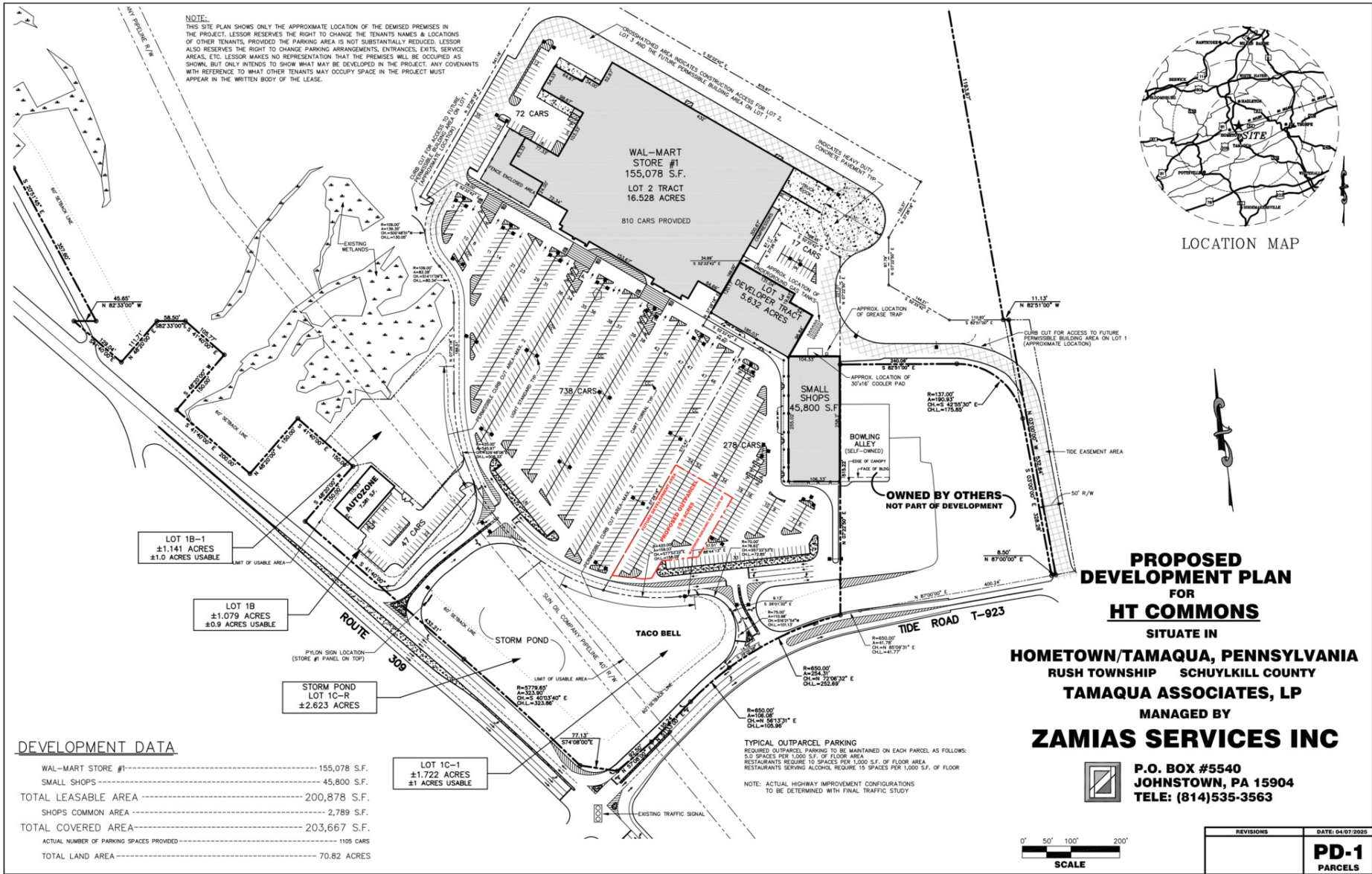
P.O. BOX #5540
 JOHNSTOWN, PA 15904
 TELE: (814)535-3563



DATE: 05/20/08

REVISIONS
09/23/13
04/29/14
06/30/14
07/05/16
08/24/17
10/24/17
10/14/20
04/01/21
05/15/2024

LP-1





For More Information Contact Us

Perry Russ | President/COO
pruss@zamias.net
814.532.6186

Cindy Lindrose | VP Specialty Leasing
clindrose@zamias.net
814.532.6166

Ian Russ | Director of Real Estate
iruss@zamias.net
814.532.6173

Zamias Services
1219 Scalp Avenue, Johnstown, PA 15904
814.535.3563 | zamias.com

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

