

MONROE MARKETPLACE

SELINGSGROVE, PA

Monroe Marketplace is prominently located on Route 11/15, one of the most highly trafficked intersections within the market, with a traffic count exceeding 30,000 VPD. The property is the center for ~135,000 people in the surrounding trade area as well as 3 universities with approximately 16,000 students. Monroe Marketplace is shadow anchored by Target, anchored by Giant & Kohl's and has a lineup of prominent junior anchors including: TJ Maxx, Dick's Sporting Goods, Ross Dress For Less, Five Below, Best Buy and Old Navy.

LEASINGCONTACT

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411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580



PROPERTY INFORMATION

Address

330 Marketplace Blvd, Selingsgrove, PA 17870

GLA

372,794± SF

Parking

2,075 Spaces

Anchors

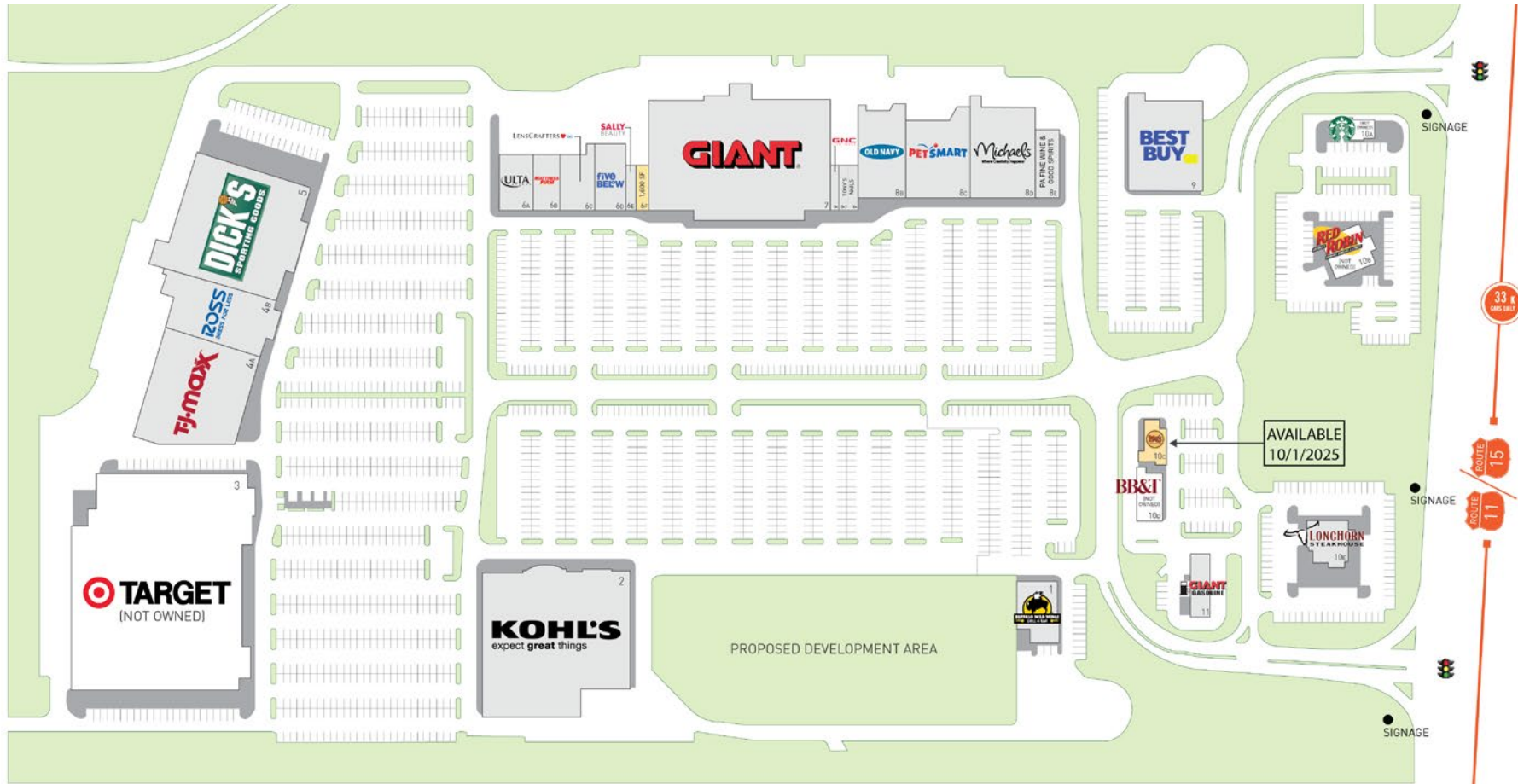
Target, GIANT, Kohl's, TJ Maxx, & Dick's Sporting Goods



MARKET AERIAL



SITE PLAN



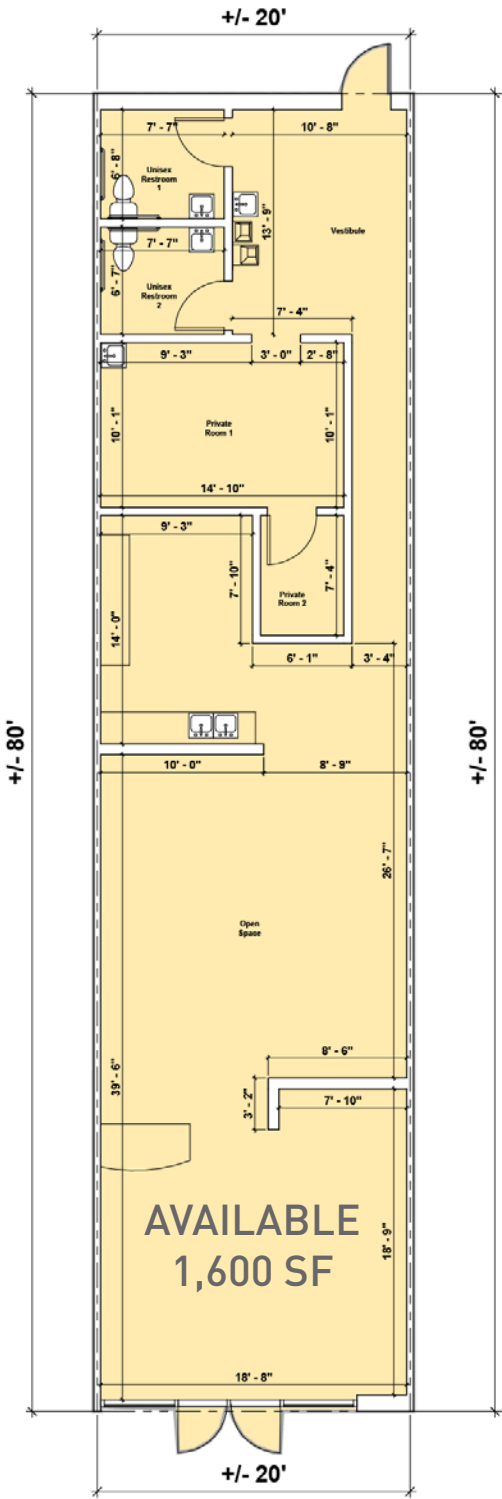
TENANT ROSTER

1. Buffalo Wild Wings	5,000 sf
2. Kohl's	68,430 sf
4A. TJ Maxx.....	24,000 sf
4B. Ross Dress For Less	21,324 sf
5. Dick's Sporting Goods	51,119 sf
6A. Ulta	7,613 sf
6B. Mattress Firm	6,233sf
6c. LensCrafters	4,492sf

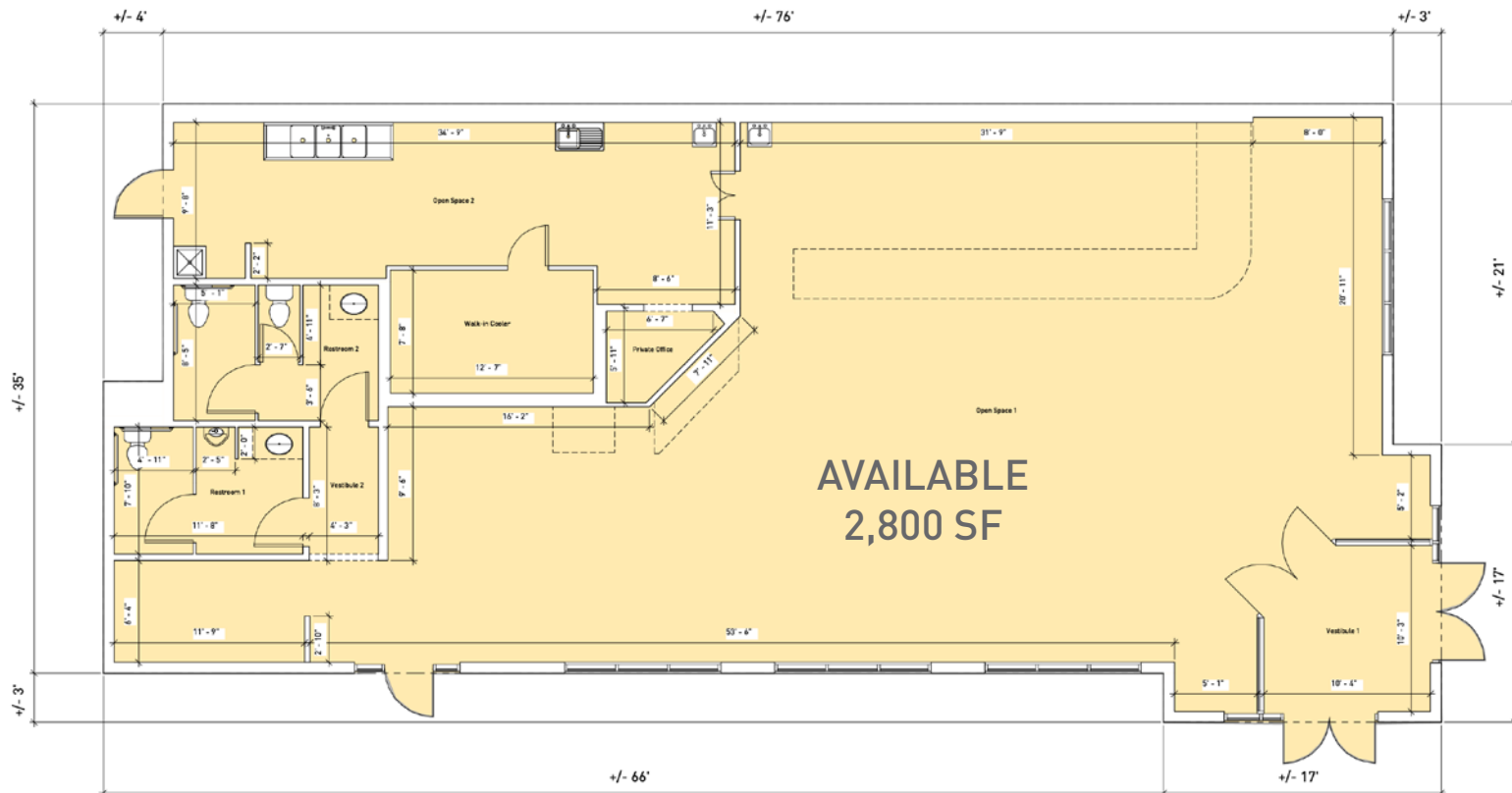
6D. Five Below	7,200sf
6E. Sally Beauty Supply	1,600sf
6F. Available	1,600sf
7. GIANT Supermarket.....	76,000sf
8G. GNC.....	1,432sf
8A1-8A. Tony's Nail	2,588sf
8B. Old Navy.....	14,730sf
8c. Petsmart.....	18,156sf

8D. Michaels	20,649sf
8E. PA FINE WINE & GOOD SPIRITS .	5,625sf
9. Best Buy	22,503sf
10c. Moe's Southwest Grill	2,800sf
10E. Longhorn Steakhouse	6,200sf

SPACE 6F

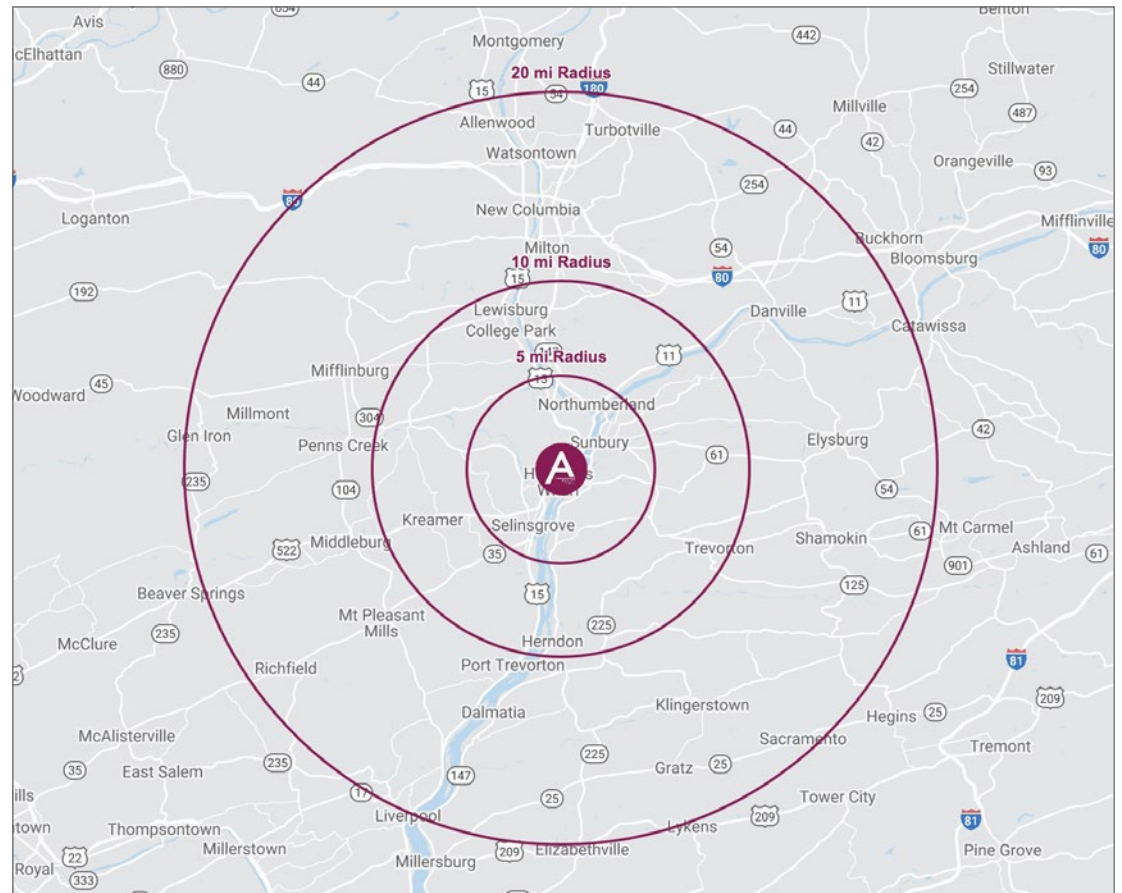


A map of the BB&T building complex. A specific unit, labeled '10c', is highlighted with a red circle. A line points from this unit to a text box that reads 'AVAILABLE 10/1/2025'. The map also shows other units, including '10d' and '10e', and a large green area representing a lawn or garden. The BB&T logo is visible in the bottom left corner.





DEMOGRAPHICS



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		5 MI.	10 MI.	20 MI.
POPULATION		34,278	67,750	186,804
HOUSEHOLDS		14,166	26,801	75,301
AVERAGE HHI		\$88,726	\$97,510	\$94,256