



OFFERING MEMORANDUM

**Bennett Williams**  
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## DISCLAIMER:

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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## OUR LOCATIONS:

**YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

**EXTON OFFICE:**

1 East Uwchlan Avenue  
Suite 409, Exton, PA 19341

**LANCASTER OFFICE:**

150 Farmington Lane  
Suite 201, Lancaster, PA 17601



# TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PROPERTY PHOTOS	2-4
RETAIL MARKET AERIAL	5
SITE PLAN	6
DEMOGRAPHICS & TRAFFIC	7
TENANT LEASE PROVISIONS	8
TENANT PROFILES	9
MARKET OVERVIEW	10-12
ABOUT US	13



## PROPERTY OVERVIEW

80 Plaza Drive is a 13,755 square-foot free-standing retail building located in the heart of the Bloomsburg retail market. The property is directly off of the Lunker Drive exit of Interstate 80 and has excellent visibility to the highway. Petco is under a long-term 7-year, corporate lease with one (1) five (5) year option, providing a prospective buyer with long-term, stabilized income.

**ADDRESS:**

80 Plaza Drive  
Bloomsburg, PA 17815

**LOT SIZE:**

2.67 Acres

**BUILDING SIZE:**

13,755 SF

**PROPERTY TYPE:**

Free-Standing Retail Building

**NOI:**

\$226,957.50

**SALE PRICE:**

\$2,836,968.75

**CAP RATE:**

8.0%

**TENANTS:**





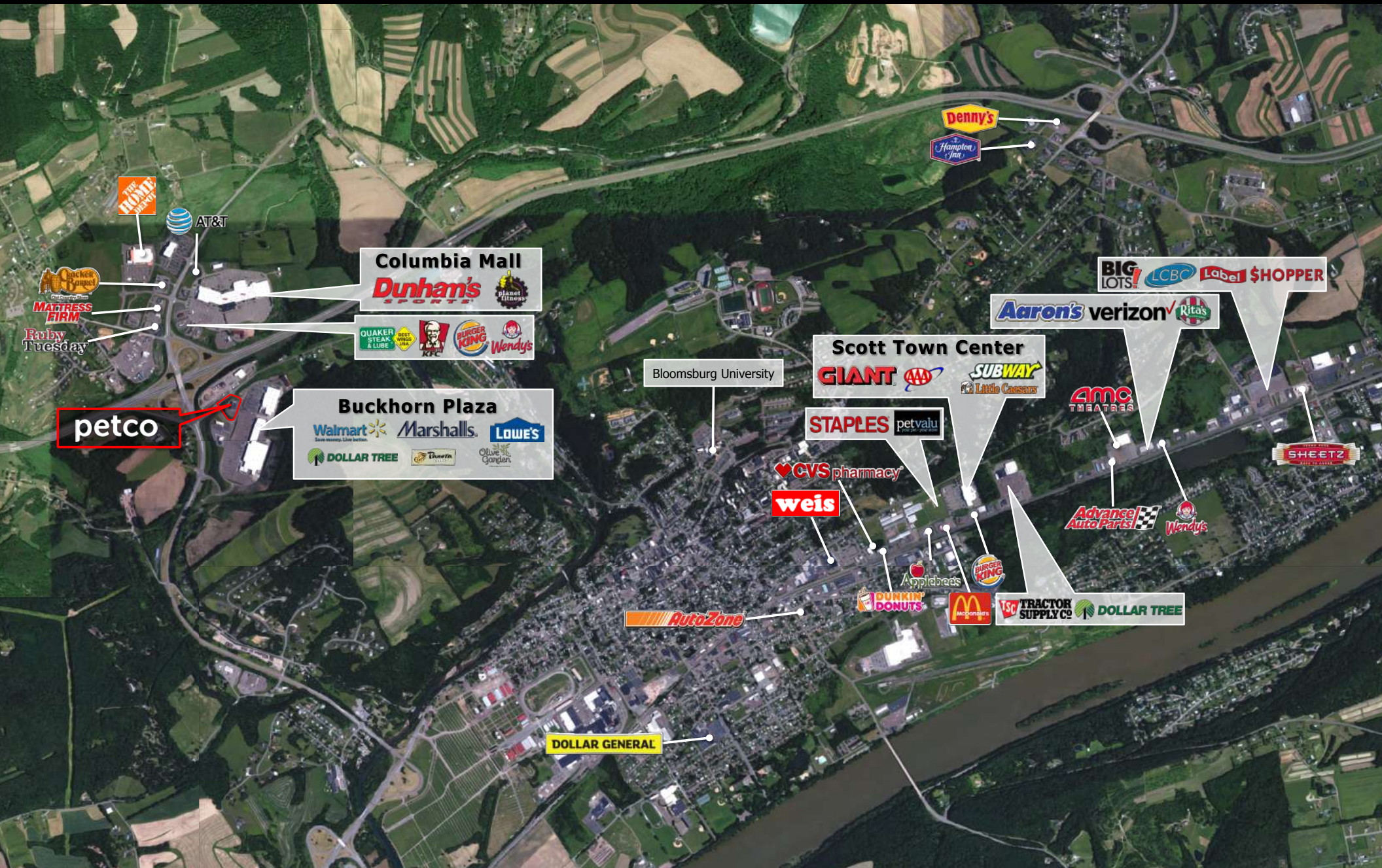








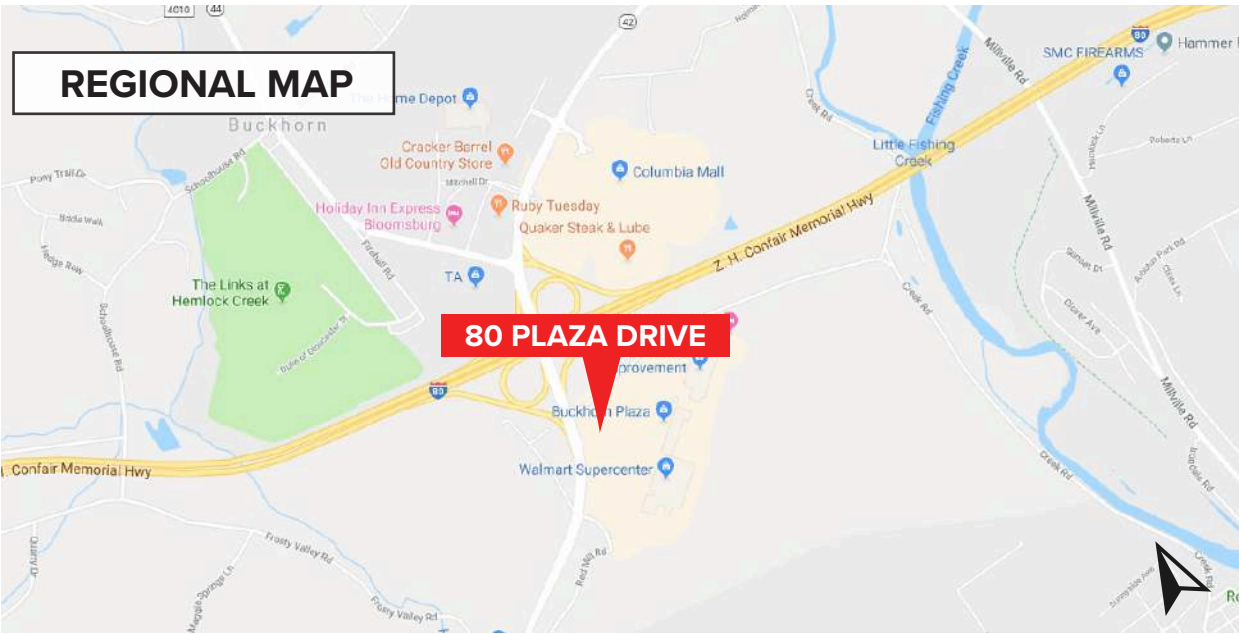






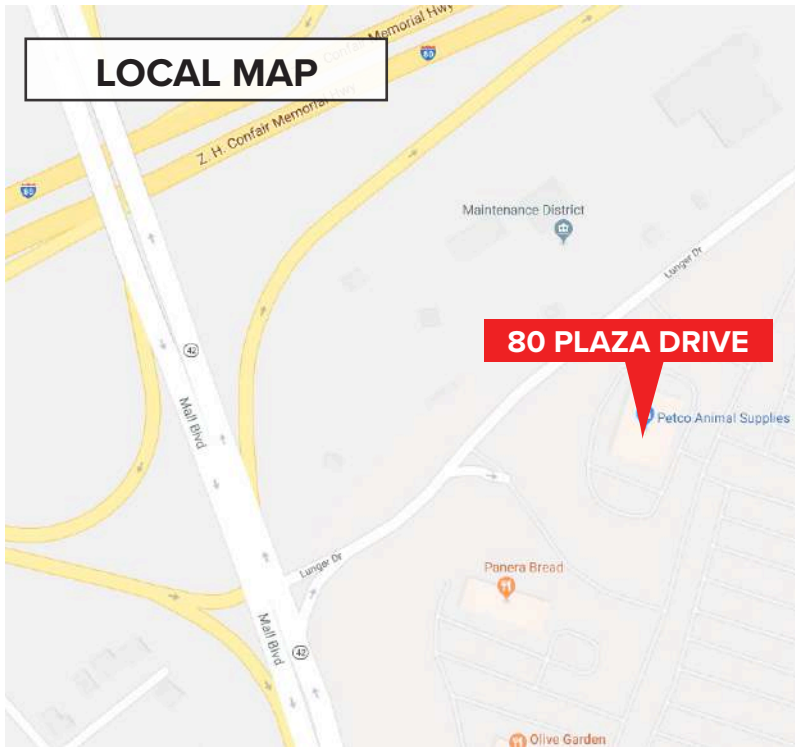






DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	18,101	27,747	38,484
Total Employees	18,101	18,101	18,101
Average HHI	\$67,031	\$71,269	\$77,096
Number of Households	6,408	10,705	15,157

TRAFFIC COUNTS
MALL BLVD: 14,000 VPD   INTERSTATE 80: 33,000 VPD





TENANT  
LEASE  
SUMMARY

TENANT	Petco Animal Supplies Store, Inc. (d.b.a. Petco)
TERM	7 Years
SQUARE FOOTAGE	13,755 SF
RENT	1/1/19 - 12/31/25: \$226,957.50/Yr.
LEASE COMMENCEMENT DATE	2/8/2008
LEASE EXPIRATION DATE	12/31/2025
LEASE TYPE	NNN - Landlord is responsible for roof and structure
OPTIONS	One (1) Five (5) Year Option
OPTION RENT	1/1/26 - 12/31/30: \$249,653.25





With more than 50 years of service to pet parents, **Petco** is a leading pet specialty retailer that obsesses about delivering health and happy experiences for pets and the people who love them. By providing the products, services, advice and experiences that keep pets physically fit, mentally alert, socially engaged, and emotionally happy, they keep themselves as a leader in the pet supplies industry. The company's vision is "Healthier Pet. Happier People. Better World."

### PETCO COMPANY OVERVIEW

#### LOCATIONS

1,500+  
(est. 2018)

#### WEBSITE

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





## COLUMBIA COUNTY, PA

**POPULATION**

66,772

**MEDIAN HH INCOME**

\$46,952

**# OF EMPLOYEES**

30,288

**MEDIAN AGE**

40.1

**Columbia County, PA is the 39th most populated county in Pennsylvania.**

Columbia County, PA has a population of 66,772 people with a median age of 40.1 and a median household income of \$46,952. Between 2015 and 2016 the population of Columbia County, PA declined from 66,912 to 66,772, a 0.21% decrease and its median household income grew from \$45,374 to \$46,952, a 3.48% increase.

The population of Columbia County, PA is 93.5% White, 2.52% Hispanic, and 1.77% Black. 3.02% of the people in Columbia County, PA speak a non-English language, and 98.9% are U.S. citizens.

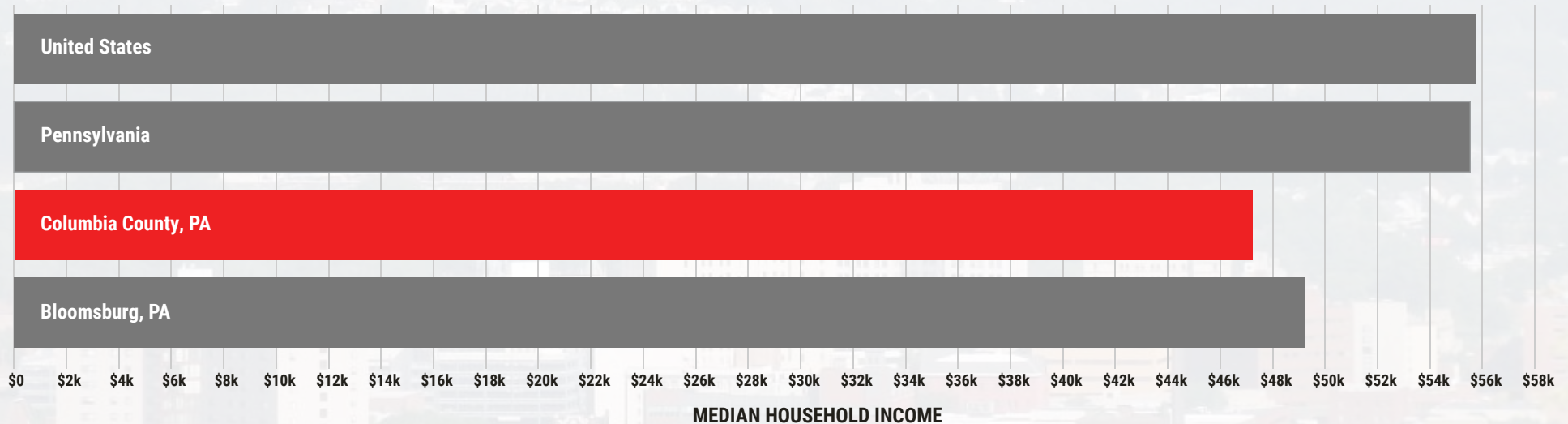
The largest universities in Columbia County, PA are Bloomsburg University of Pennsylvania, with 2,348 graduates

Columbia County borders Luzerne County, PA; Lycoming County, PA; Montour County, PA; Northumberland County, PA; Schuylkill County, PA; and Sullivan County, PA



## WAGES

Households in York County, PA have a median annual income of \$58,532. On average, wages are distributed more evenly in York County, PA than they are nationally.



## TOP EMPLOYERS

1	PA State System of Higher Education	6	DT Keystone Distribution RLLLP
2	Geisinger System Services	7	Berwick Offray LLC
3	Wise Foods, Inc	8	Geisinger-Bloomsburg Hospital
4	Autoneum North America Inc	9	Wal-Mart Associates Inc
5	Kawneer Company Inc	10	Big Heart Pet Brands






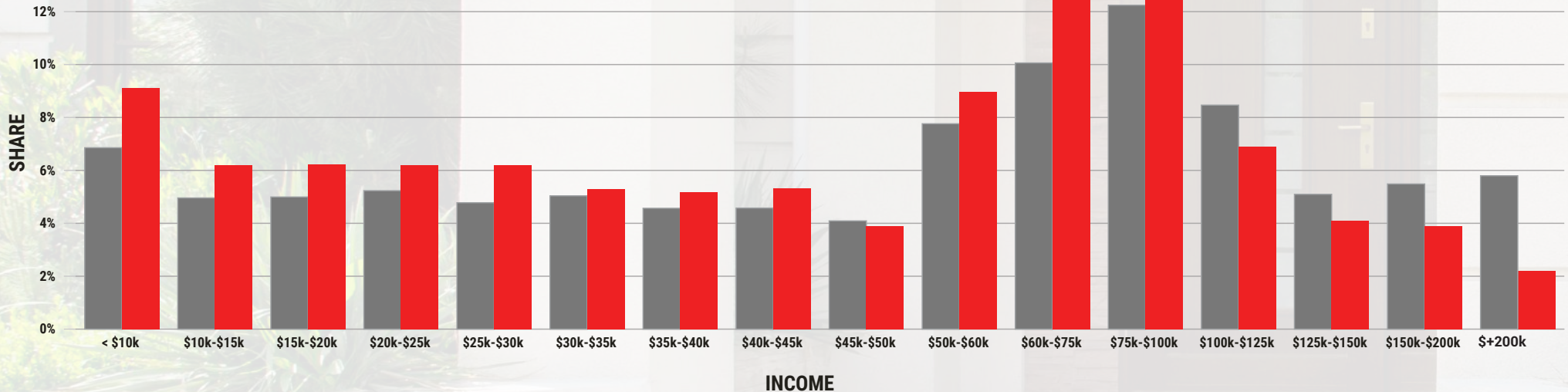
## HOUSEHOLD INCOME

In 2016, the median property value in Columbia County, PA declined to \$140,100 from the previous year's value of \$140,600.

The following charts display, first, the property values in Columbia County, PA compared to other geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket.

  
**\$46,952**  
**MEDIAN HOUSEHOLD INCOME**

  
**26,356**  
**NUMBER OF HOUSEHOLDS**



## HOUSING

**\$140,100**  
**± \$3,285**  
**PROPERTY VALUE**

In 2016, the median property value in Columbia County, PA declined to \$140,100 from the previous year's value of \$140,600.





## ABOUT BENNETT WILLIAMS COMMERCIAL

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

**At Bennett Williams, your investments are always in good hands.** Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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