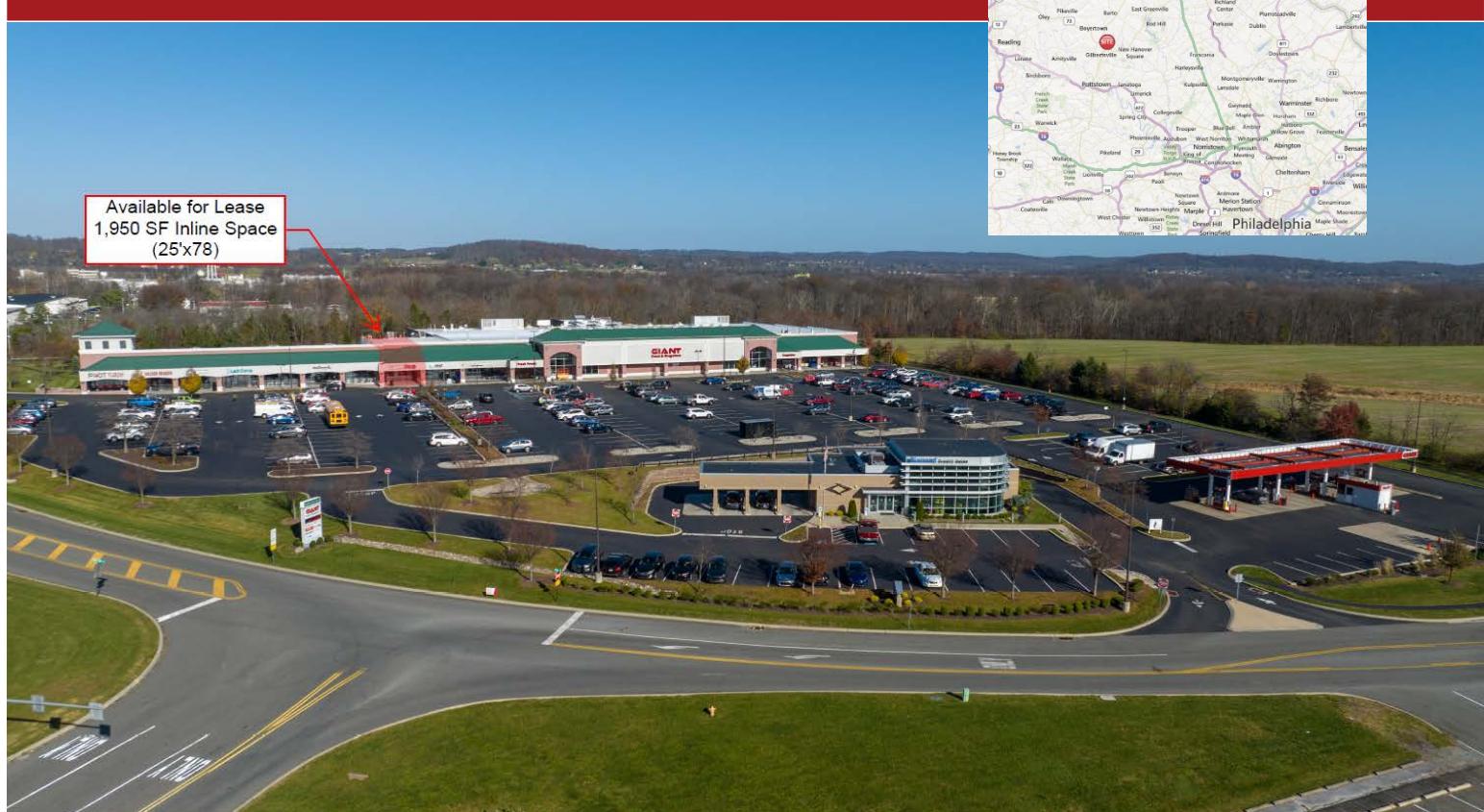


Douglass Town Center- New space available! 97,000 sf Giant Foods Anchored Shopping Center

Featuring Diamond Credit Union, AT&T, Hair Cuttery, Pivot P.T. and more

173 Holly Road, Gilbertsville (Boyertown), PA

1,950 SF Inline Space Available for Lease



Location

- Signalized Intersection of Route 100 & County Line Road
- 20,000 ADT along Route 100
- Route 100 is the major thoroughfare connecting Pottstown to the Lehigh Valley

Description

- 1,950 sf Inline space available for Lease
- Existing Retailers:
Giant, AT&T, Hallmark, Hair Cuttery, Golden Dragon Restaurant, LabCorp, Pivot Physical Therapy & Diamond Credit Union

CONTACT INFORMATION

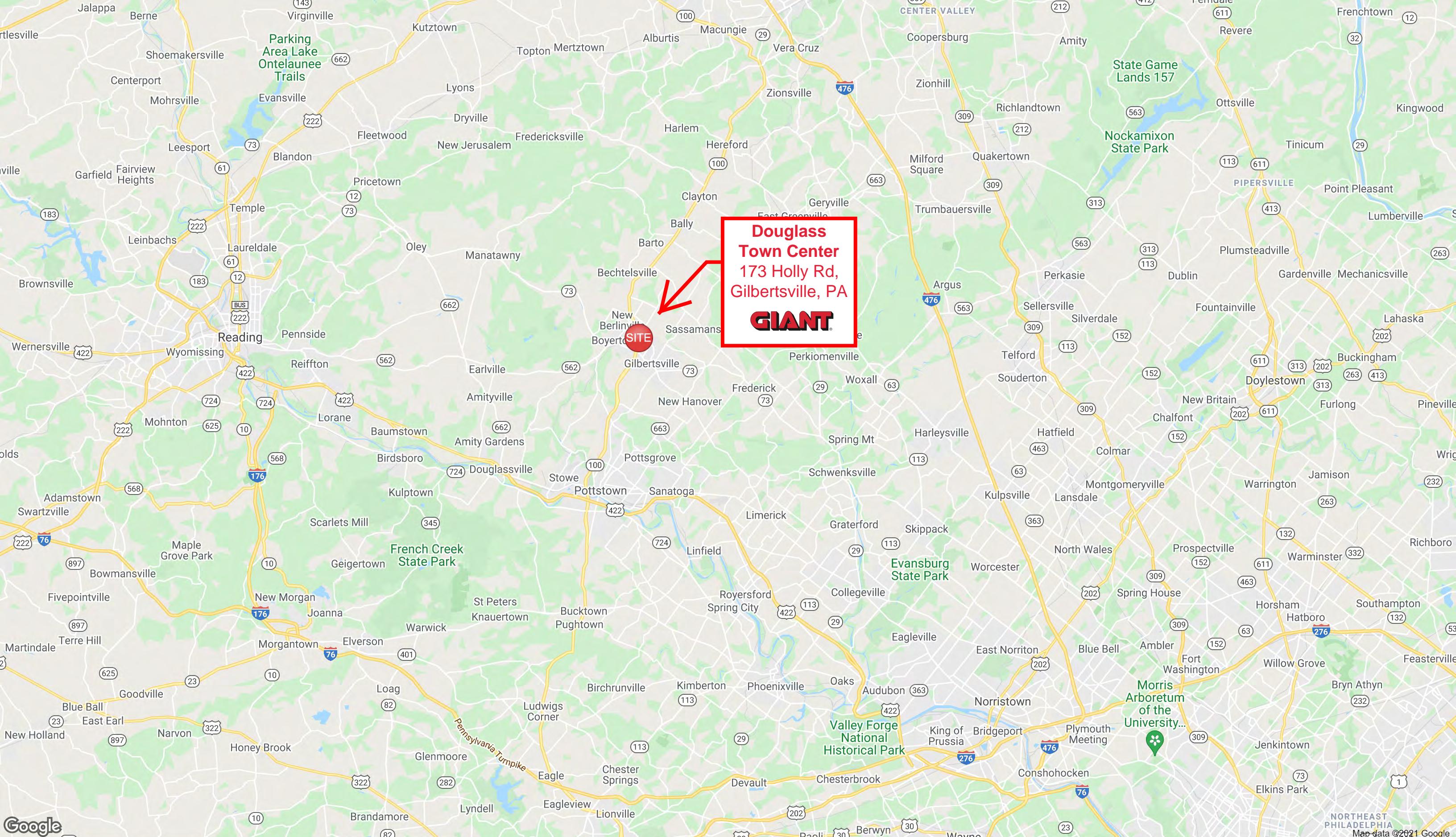


Tyler Arsenault

Office: 856.778.4900 ext. 4

Email: tarsenault@retailsites.net

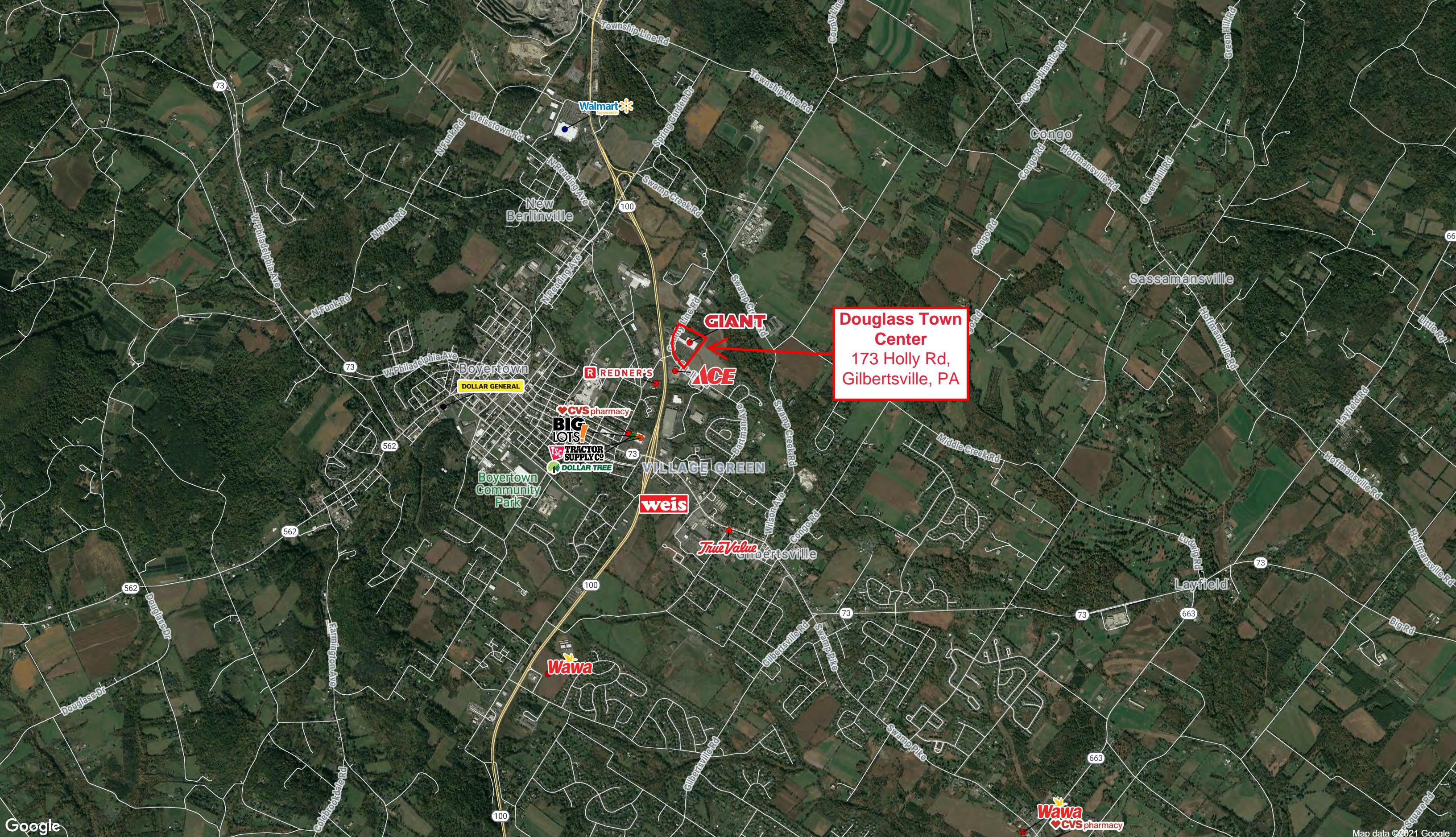
Cell Phone: 609.751.2965



 **Retail Sites**^{LLC}

173 Holly Rd
Gilbertsville, PA 19525

December 2021

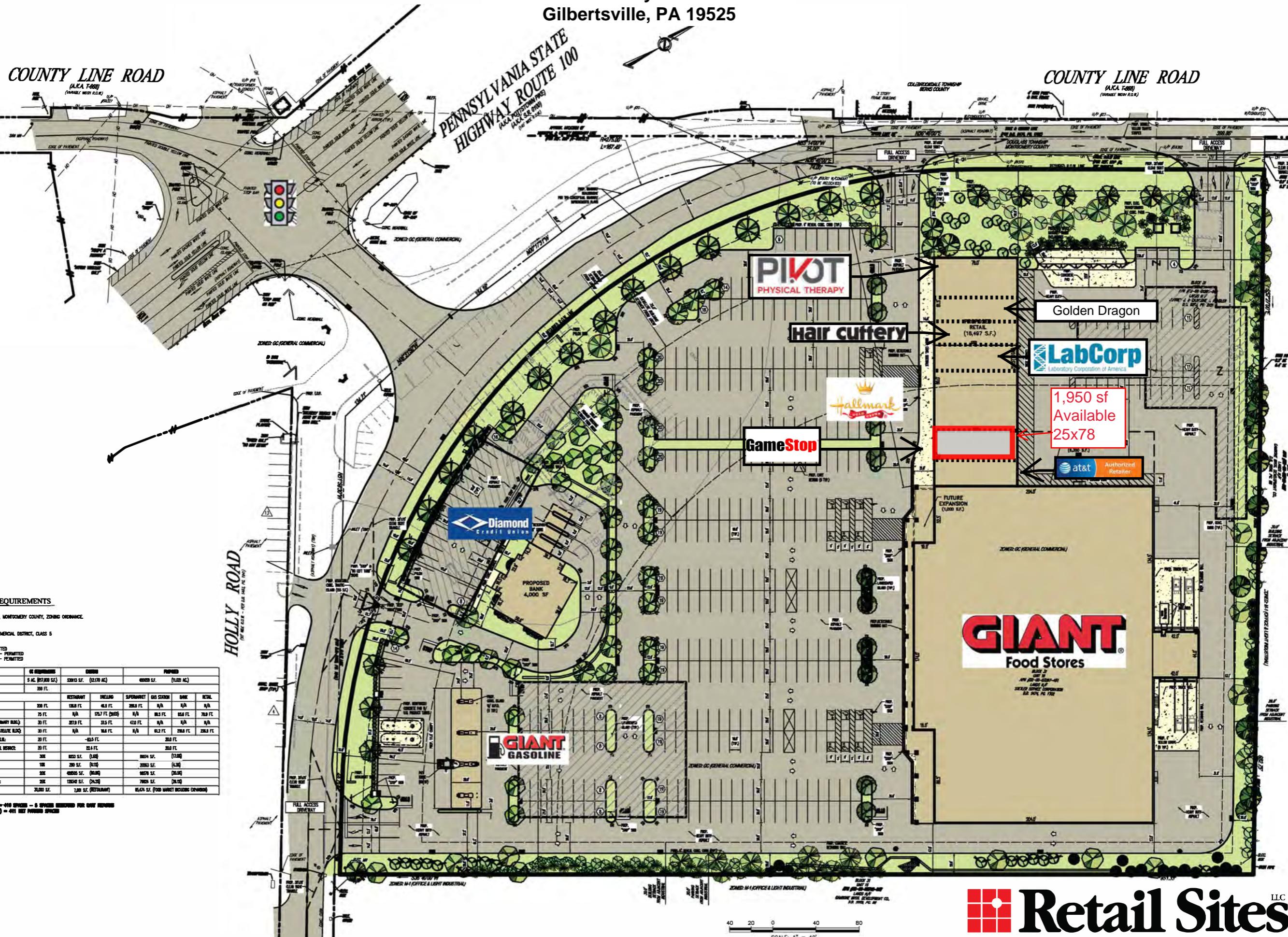


 **Retail Sites**^{LLC}

173 Holly Rd
Gilbertsville, PA 19525

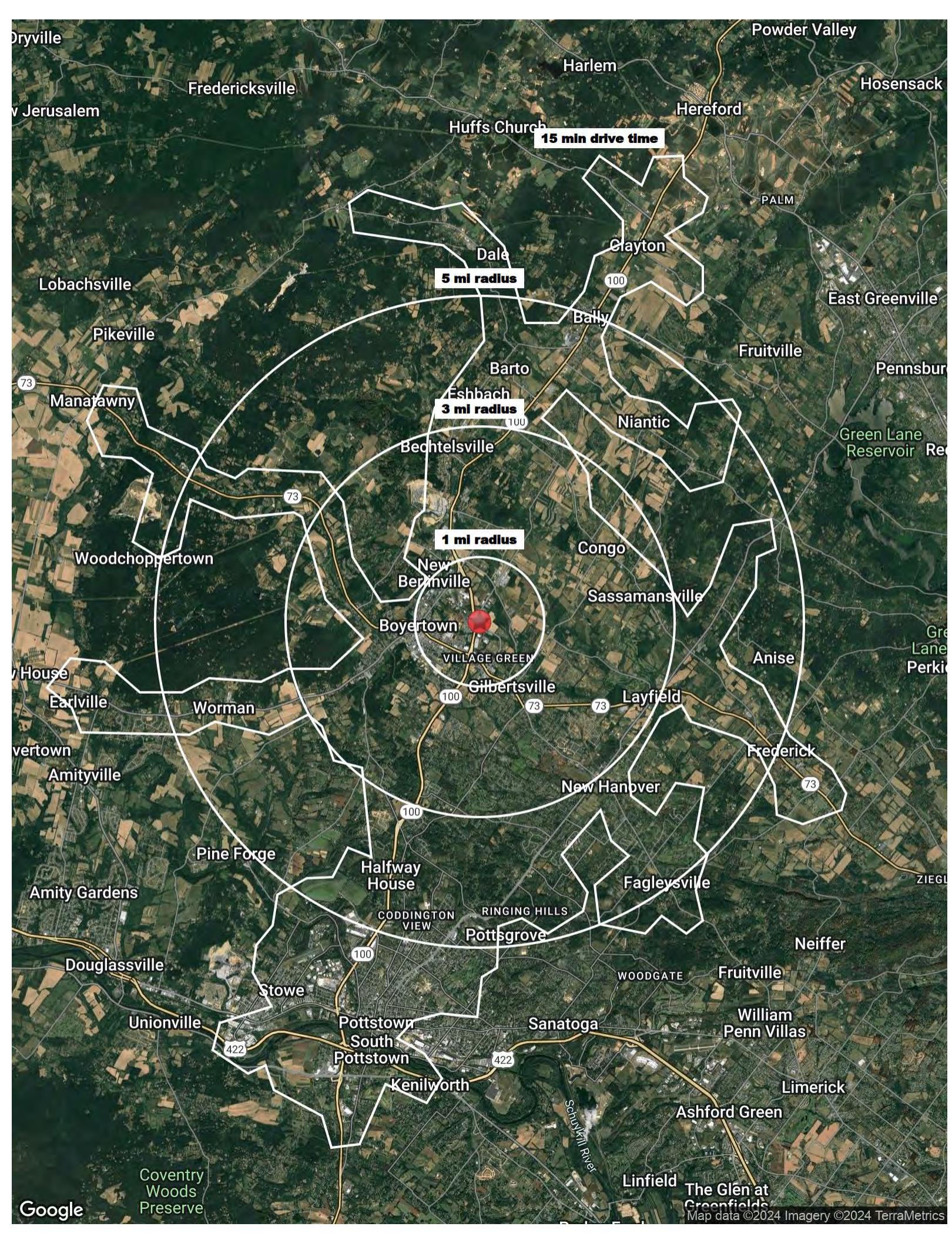
December 2021

Douglass Town Center
173 Holly Road
Gilbertsville, PA 19525



The Douglass Town Center
173 Holly Rd, Gilbertsville, PA
Retail Sites, LLC





Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.3345/-75.6195

173 Holly Rd Gilbertsville, PA 19525	1 mi radius	3 mi radius	5 mi radius	15 min drive time
Population				
Estimated Population (2024)	5,681	24,636	50,114	72,025
Projected Population (2029)	5,764	25,001	50,853	72,878
Census Population (2020)	5,751	25,055	50,981	71,293
Census Population (2010)	5,384	22,476	46,238	65,622
Projected Annual Growth (2024 to 2029)	83 0.3%	365 0.3%	740 0.3%	853 0.2%
Historical Annual Growth (2020 to 2024)	-70 -0.3%	-419 -0.4%	-868 -0.4%	732 0.3%
Historical Annual Growth (2010 to 2020)	367 1.7%	2,579 2.9%	4,743 2.6%	5,671 2.2%
Estimated Population Density (2024)	1,809 psm	871 psm	638 psm	1,115 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	64.6 sq mi
Households				
Estimated Households (2024)	2,429	9,727	19,130	28,313
Projected Households (2029)	2,481	9,940	19,542	28,852
Census Households (2020)	2,377	9,554	18,874	27,559
Census Households (2010)	2,286	8,683	17,301	25,490
Estimated Households with Children (2024)	550 22.6%	2,547 26.2%	5,246 27.4%	7,734 27.3%
Estimated Average Household Size (2024)	2.32	2.52	2.60	2.52
Average Household Income				
Estimated Average Household Income (2024)	\$102,258	\$121,080	\$133,788	\$112,405
Projected Average Household Income (2029)	\$105,362	\$125,394	\$138,920	\$116,165
Estimated Average Family Income (2024)	\$136,124	\$147,056	\$154,724	\$136,014
Median Household Income				
Estimated Median Household Income (2024)	\$81,553	\$100,613	\$107,227	\$92,867
Projected Median Household Income (2029)	\$82,766	\$102,361	\$109,697	\$94,509
Estimated Median Family Income (2024)	\$111,900	\$125,369	\$128,098	\$114,427
Per Capita Income				
Estimated Per Capita Income (2024)	\$43,833	\$47,875	\$51,129	\$44,280
Projected Per Capita Income (2029)	\$45,466	\$49,926	\$53,443	\$46,082
Estimated Per Capita Income 5 Year Growth	\$1,634 3.7%	\$2,050 4.3%	\$2,314 4.5%	\$1,802 4.1%
Estimated Average Household Net Worth (2024)	\$969,820	\$1,229,212	\$1,376,523	\$1,093,728
Daytime Demos (2024)				
Total Businesses	354	798	1,281	2,136
Total Employees	4,176	8,313	11,936	23,523
Company Headquarter Businesses	24 6.7%	49 6.2%	68 5.3%	106 5.0%
Company Headquarter Employees	809 19.4%	1,476 17.8%	2,114 17.7%	3,402 14.5%
Employee Population per Business	11.8	10.4	9.3	11.0
Residential Population per Business	16.0	30.9	39.1	33.7

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.3345/-75.6195

173 Holly Rd Gilbertsville, PA 19525	1 mi radius	3 mi radius	5 mi radius	15 min drive time
Race & Ethnicity				
White (2024)	5,068 89.2%	22,039 89.5%	44,175 88.1%	58,139 80.7%
Black or African American (2024)	182 3.2%	790 3.2%	2,287 4.6%	7,477 10.4%
American Indian or Alaska Native (2024)	5 -	16 -	49 -	89 0.1%
Asian (2024)	103 1.8%	500 2.0%	1,035 2.1%	1,494 2.1%
Hawaiian or Pacific Islander (2024)	2 -	6 -	11 -	18 -
Other Race (2024)	69 1.2%	257 1.0%	512 1.0%	1,202 1.7%
Two or More Races (2024)	253 4.5%	1,028 4.2%	2,046 4.1%	3,605 5.0%
Not Hispanic or Latino Population (2024)	5,281 93.0%	22,941 93.1%	47,068 93.9%	67,105 93.2%
Hispanic or Latino Population (2024)	400 7.0%	1,695 6.9%	3,045 6.1%	4,920 6.8%
Not Hispanic or Latino Population (2029)	5,194 90.1%	22,569 90.3%	46,471 91.4%	66,603 91.4%
Hispanic or Latino Population (2029)	570 9.9%	2,432 9.7%	4,382 8.6%	6,274 8.6%
Not Hispanic or Latino Population (2020)	5,537 96.3%	24,158 96.4%	49,202 96.5%	67,201 94.3%
Hispanic or Latino Population (2020)	214 3.7%	896 3.6%	1,780 3.5%	4,092 5.7%
Not Hispanic or Latino Population (2010)	5,301 98.4%	22,121 98.4%	45,482 98.4%	63,166 96.3%
Hispanic or Latino Population (2010)	84 1.6%	355 1.6%	756 1.6%	2,456 3.7%
Projected Hispanic Annual Growth (2024 to 2029)	170 8.5%	737 8.7%	1,337 8.8%	1,354 5.5%
Historic Hispanic Annual Growth (2010 to 2024)	316 27.0%	1,340 27.0%	2,289 21.6%	2,464 7.2%
Age Distribution (2024)				
Age Under 5	311 5.5%	1,312 5.3%	2,627 5.2%	4,068 5.6%
Age 5 to 9 Years	337 5.9%	1,428 5.8%	2,909 5.8%	4,487 6.2%
Age 10 to 14 Years	353 6.2%	1,555 6.3%	3,273 6.5%	4,631 6.4%
Age 15 to 19 Years	330 5.8%	1,530 6.2%	3,180 6.3%	4,503 6.3%
Age 20 to 24 Years	287 5.0%	1,181 4.8%	2,405 4.8%	3,741 5.2%
Age 25 to 29 Years	335 5.9%	1,277 5.2%	2,435 4.9%	4,218 5.9%
Age 30 to 34 Years	368 6.5%	1,472 6.0%	2,848 5.7%	4,676 6.5%
Age 35 to 39 Years	359 6.3%	1,583 6.4%	3,206 6.4%	4,878 6.8%
Age 40 to 44 Years	347 6.1%	1,502 6.1%	3,146 6.3%	4,597 6.4%
Age 45 to 49 Years	299 5.3%	1,405 5.7%	3,017 6.0%	4,218 5.9%
Age 50 to 54 Years	353 6.2%	1,621 6.6%	3,414 6.8%	4,754 6.6%
Age 55 to 59 Years	382 6.7%	1,809 7.3%	3,802 7.6%	5,073 7.0%
Age 60 to 64 Years	426 7.5%	1,865 7.6%	3,865 7.7%	5,099 7.1%
Age 65 to 74 Years	632 11.1%	2,978 12.1%	5,979 11.9%	7,710 10.7%
Age 75 to 84 Years	377 6.6%	1,534 6.2%	3,033 6.1%	4,023 5.6%
Age 85 Years or Over	186 3.3%	582 2.4%	976 1.9%	1,349 1.9%
Median Age	41.6	43.0	43.2	40.6
Gender Age Distribution (2024)				
Female Population	2,910 51.2%	12,417 50.4%	25,054 50.0%	36,471 50.6%
Age 0 to 19 Years	646 22.2%	2,810 22.6%	5,766 23.0%	8,653 23.7%
Age 20 to 64 Years	1,597 54.9%	6,844 55.1%	14,004 55.9%	20,796 57.0%
Age 65 Years or Over	667 22.9%	2,763 22.2%	5,284 21.1%	7,023 19.3%
Female Median Age	43.5	44.3	44.3	41.6
Male Population	2,772 48.8%	12,219 49.6%	25,060 50.0%	35,554 49.4%
Age 0 to 19 Years	685 24.7%	3,016 24.7%	6,224 24.8%	9,038 25.4%
Age 20 to 64 Years	1,559 56.3%	6,872 56.2%	14,132 56.4%	20,456 57.5%
Age 65 Years or Over	527 19.0%	2,332 19.1%	4,704 18.8%	6,060 17.0%
Male Median Age	39.7	41.6	42.0	39.7

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.3345/-75.6195

173 Holly Rd Gilbertsville, PA 19525	1 mi radius	3 mi radius	5 mi radius	15 min drive time
Household Income Distribution (2024)				
HH Income \$200,000 or More	218 9.0%	1,158 11.9%	2,975 15.6%	3,390 12.0%
HH Income \$150,000 to \$199,999	234 9.6%	1,331 13.7%	2,714 14.2%	3,042 10.7%
HH Income \$100,000 to \$149,999	391 16.1%	2,038 21.0%	3,990 20.9%	5,584 19.7%
HH Income \$75,000 to \$99,999	390 16.1%	1,442 14.8%	2,722 14.2%	3,733 13.2%
HH Income \$50,000 to \$74,999	461 19.0%	1,500 15.4%	2,805 14.7%	4,713 16.6%
HH Income \$35,000 to \$49,999	236 9.7%	712 7.3%	1,204 6.3%	2,379 8.4%
HH Income \$25,000 to \$34,999	176 7.2%	592 6.1%	1,025 5.4%	1,948 6.9%
HH Income \$15,000 to \$24,999	223 9.2%	521 5.4%	930 4.9%	1,665 5.9%
HH Income Under \$15,000	100 4.1%	433 4.4%	764 4.0%	1,859 6.6%
HH Income \$35,000 or More	1,930 79.5%	8,182 84.1%	16,411 85.8%	22,841 80.7%
HH Income \$75,000 or More	1,233 50.8%	5,970 61.4%	12,401 64.8%	15,749 55.6%
Housing (2024)				
Total Housing Units	2,511	10,058	19,776	29,410
Housing Units Occupied	2,429 96.7%	9,727 96.7%	19,130 96.7%	28,313 96.3%
Housing Units Owner-Occupied	1,479 60.9%	7,451 76.6%	15,876 83.0%	19,800 69.9%
Housing Units, Renter-Occupied	950 39.1%	2,276 23.4%	3,253 17.0%	8,513 30.1%
Housing Units, Vacant	82 3.4%	331 3.4%	647 3.4%	1,097 3.9%
Marital Status (2024)				
Never Married	1,199 25.6%	5,085 25.0%	10,454 25.3%	17,885 30.4%
Currently Married	2,276 48.6%	11,854 58.3%	24,681 59.8%	29,856 50.7%
Separated	109 2.3%	437 2.2%	815 2.0%	1,766 3.0%
Widowed	406 8.7%	1,116 5.5%	2,001 4.8%	3,338 5.7%
Divorced	691 14.8%	1,849 9.1%	3,353 8.1%	5,993 10.2%
Household Type (2024)				
Population Family	4,261 75.0%	19,976 81.1%	41,596 83.0%	58,120 80.7%
Population Non-Family	1,379 24.3%	4,530 18.4%	8,200 16.4%	13,183 18.3%
Population Group Quarters	42 0.7%	130 0.5%	318 0.6%	722 1.0%
Family Households	1,320 54.3%	6,253 64.3%	13,076 68.4%	18,251 64.5%
Non-Family Households	1,109 45.7%	3,474 35.7%	6,053 31.6%	10,062 35.5%
Married Couple with Children	372 16.4%	1,926 16.2%	4,126 16.7%	5,332 17.9%
Average Family Household Size	3.2	3.2	3.2	3.2
Household Size (2024)				
1 Person Households	1,007 41.5%	3,124 32.1%	5,333 27.9%	8,766 31.0%
2 Person Households	706 29.1%	4,077 41.9%	9,121 47.7%	11,856 41.9%
3 Person Households	345 14.2%	1,201 12.3%	2,192 11.5%	3,512 12.4%
4 Person Households	235 9.7%	852 8.8%	1,559 8.2%	2,533 8.9%
5 Person Households	82 3.4%	303 3.1%	608 3.2%	1,055 3.7%
6 or More Person Households	54 2.2%	169 1.7%	317 1.7%	591 2.1%
Household Vehicles (2024)				
Households with 0 Vehicles Available	204 8.4%	491 5.1%	707 3.7%	1,935 6.8%
Households with 1 Vehicles Available	808 33.3%	2,505 25.8%	4,466 23.3%	8,860 31.3%
Households with 2 or More Vehicles Available	1,416 58.3%	6,731 69.2%	13,957 73.0%	17,517 61.9%
Total Vehicles Available	4,286	19,469	39,850	52,763
Average Vehicles Per Household	1.8	2.0	2.1	1.9

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.3345/-75.6195

173 Holly Rd Gilbertsville, PA 19525	1 mi radius	3 mi radius	5 mi radius	15 min drive time
Labor Force (2024)				
Estimated Labor Population Age 16 Years or Over	4,604	20,026	40,624	57,886
Estimated Civilian Employed	3,045 66.1%	13,264 66.2%	27,027 66.5%	38,455 66.4%
Estimated Civilian Unemployed	84 1.8%	341 1.7%	754 1.9%	1,214 2.1%
Estimated in Armed Forces	48 1.1%	83 0.4%	110 0.3%	137 0.2%
Estimated Not in Labor Force	1,426 31.0%	6,339 31.7%	12,733 31.3%	18,080 31.2%
Unemployment Rate	1.8%	1.7%	1.9%	2.1%
Occupation (2024)				
Occupation: Population Age 16 Years or Over	3,090	13,265	27,227	38,696
Management, Business, Financial Operations	490 15.9%	2,458 18.5%	5,251 19.3%	6,629 17.1%
Professional, Related	595 19.3%	2,920 22.0%	6,455 23.7%	8,826 22.8%
Service	462 15.0%	1,757 13.2%	3,388 12.4%	5,680 14.7%
Sales, Office	772 25.0%	2,982 22.5%	5,897 21.7%	8,411 21.7%
Farming, Fishing, Forestry	4 0.1%	15 0.1%	34 0.1%	40 0.1%
Construct, Extraction, Maintenance	195 6.3%	1,182 8.9%	2,416 8.9%	3,209 8.3%
Production, Transport Material Moving	570 18.5%	1,951 14.7%	3,784 13.9%	5,901 15.3%
White Collar Workers	1,858 60.1%	8,360 63.0%	17,603 64.7%	23,865 61.7%
Blue Collar Workers	1,232 39.9%	4,905 37.0%	9,623 35.3%	14,831 38.3%
Consumer Expenditure (2024)				
Total Household Expenditure	\$185.53 M	\$796.48 M	\$1.7 B	\$2.18 B
Total Non-Retail Expenditure	\$98.28 M	53.0% \$421.51 M	52.9% \$899.78 M	53.0% \$1.15 B
Total Retail Expenditure	\$87.25 M	47.0% \$374.97 M	47.1% \$798.42 M	47.0% \$1.02 B
Apparel	\$6.53 M	3.5% \$28.19 M	3.5% \$60.37 M	3.6% \$77.08 M
Contributions	\$6.22 M	3.4% \$27.42 M	3.4% \$59.77 M	3.5% \$74.57 M
Education	\$5.66 M	3.0% \$25.43 M	3.2% \$56.15 M	3.3% \$69.56 M
Entertainment	\$10.56 M	5.7% \$46.1 M	5.8% \$99.07 M	5.8% \$125.43 M
Food and Beverages	\$27.14 M	14.6% \$115.66 M	14.5% \$245.26 M	14.4% \$316.49 M
Furnishings and Equipment	\$6.55 M	3.5% \$28.62 M	3.6% \$61.4 M	3.6% \$77.85 M
Gifts	\$4.66 M	2.5% \$20.49 M	2.6% \$44.88 M	2.6% \$56.29 M
Health Care	\$15.69 M	8.5% \$66.77 M	8.4% \$141.21 M	8.3% \$181.94 M
Household Operations	\$7.34 M	4.0% \$31.81 M	4.0% \$68.32 M	4.0% \$86.74 M
Miscellaneous Expenses	\$3.54 M	1.9% \$15.24 M	1.9% \$32.52 M	1.9% \$41.53 M
Personal Care	\$2.49 M	1.3% \$10.72 M	1.3% \$22.82 M	1.3% \$29.25 M
Personal Insurance	\$1.33 M	0.7% \$5.95 M	0.7% \$12.94 M	0.8% \$16.09 M
Reading	\$410.33 K	0.2% \$1.77 M	0.2% \$3.8 M	0.2% \$4.82 M
Shelter	\$39.2 M	21.1% \$166.91 M	21.0% \$354.84 M	20.9% \$456.68 M
Tobacco	\$1.08 M	0.6% \$4.32 M	0.5% \$8.83 M	0.5% \$12 M
Transportation	\$33.63 M	18.1% \$144.62 M	18.2% \$307.47 M	18.1% \$394.33 M
Utilities	\$13.5 M	7.3% \$56.46 M	7.1% \$118.53 M	7.0% \$154.87 M
Educational Attainment (2024)				
Adult Population Age 25 Years or Over	4,064	17,629	35,720	50,593
Elementary (Grade Level 0 to 8)	57 1.4%	266 1.5%	732 2.0%	1,020 2.0%
Some High School (Grade Level 9 to 11)	164 4.0%	833 4.7%	1,615 4.5%	2,653 5.2%
High School Graduate	1,496 36.8%	6,072 34.4%	12,101 33.9%	17,826 35.2%
Some College	704 17.3%	2,660 15.1%	5,148 14.4%	7,858 15.5%
Associate Degree Only	506 12.5%	1,845 10.5%	3,432 9.6%	4,769 9.4%
Bachelor Degree Only	784 19.3%	3,946 22.4%	8,441 23.6%	10,598 20.9%
Graduate Degree	352 8.7%	2,007 11.4%	4,251 11.9%	5,869 11.6%

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.3345/-75.6195

173 Holly Rd Gilbertsville, PA 19525	1 mi radius	3 mi radius	5 mi radius	15 min drive time
Units In Structure (2024)				
1 Detached Unit	1,128 49.3%	6,323 72.8%	14,094 81.5%	16,590 65.1%
1 Attached Unit	491 21.5%	1,528 17.6%	2,525 14.6%	5,345 21.0%
2 to 4 Units	353 15.5%	680 7.8%	904 5.2%	2,469 9.7%
5 to 9 Units	120 5.3%	266 3.1%	312 1.8%	811 3.2%
10 to 19 Units	158 6.9%	283 3.3%	312 1.8%	725 2.8%
20 to 49 Units	49 2.2%	182 2.1%	209 1.2%	681 2.7%
50 or More Units	110 4.8%	356 4.1%	492 2.8%	1,395 5.5%
Mobile Home or Trailer	17 0.7%	99 1.1%	263 1.5%	229 0.9%
Other Structure	3 0.1%	10 0.1%	19 0.1%	68 0.3%
Homes Built By Year (2024)				
Homes Built 2010 or later	128 5.6%	991 11.4%	1,968 11.4%	2,328 9.1%
Homes Built 2000 to 2009	171 7.5%	995 11.5%	2,610 15.1%	3,223 12.6%
Homes Built 1990 to 1999	146 6.4%	1,046 12.0%	1,992 11.5%	2,202 8.6%
Homes Built 1980 to 1989	246 10.8%	1,086 12.5%	2,278 13.2%	2,717 10.7%
Homes Built 1970 to 1979	346 15.2%	1,445 16.6%	2,440 14.1%	3,361 13.2%
Homes Built 1960 to 1969	243 10.6%	849 9.8%	1,709 9.9%	2,559 10.0%
Homes Built 1950 to 1959	305 13.3%	1,075 12.4%	2,272 13.1%	3,760 14.8%
Homes Built Before 1949	844 36.9%	2,241 25.8%	3,859 22.3%	8,163 32.0%
Home Values (2024)				
Home Values \$1,000,000 or More	9 0.6%	101 1.4%	289 1.8%	339 1.7%
Home Values \$500,000 to \$999,999	135 9.1%	783 10.5%	1,931 12.2%	2,434 12.3%
Home Values \$400,000 to \$499,999	138 9.3%	1,020 13.7%	2,289 14.4%	2,491 12.6%
Home Values \$300,000 to \$399,999	311 21.1%	2,069 27.8%	4,445 28.0%	4,813 24.3%
Home Values \$200,000 to \$299,999	402 27.2%	1,730 23.2%	3,962 25.0%	4,547 23.0%
Home Values \$150,000 to \$199,999	329 22.2%	1,078 14.5%	1,787 11.3%	2,865 14.5%
Home Values \$100,000 to \$149,999	106 7.2%	361 4.9%	570 3.6%	1,160 5.9%
Home Values \$70,000 to \$99,999	14 0.9%	80 1.1%	141 0.9%	460 2.3%
Home Values \$50,000 to \$69,999	6 0.4%	44 0.6%	68 0.4%	111 0.6%
Home Values \$25,000 to \$49,999	7 0.5%	55 0.7%	153 1.0%	231 1.2%
Home Values Under \$25,000	21 1.4%	131 1.8%	241 1.5%	348 1.8%
Owner-Occupied Median Home Value	\$263,754	\$307,250	\$321,704	\$293,004
Renter-Occupied Median Rent	\$945	\$964	\$1,034	\$1,059
Transportation To Work (2024)				
Drive to Work Alone	2,428 78.6%	10,251 77.3%	20,531 75.4%	28,397 73.4%
Drive to Work in Carpool	164 5.3%	749 5.6%	1,496 5.5%	2,525 6.5%
Travel to Work by Public Transportation	10 0.3%	47 0.4%	103 0.4%	342 0.9%
Drive to Work on Motorcycle	- - -	- - -	2 -	8 -
Walk or Bicycle to Work	86 2.8%	236 1.8%	335 1.2%	704 1.8%
Other Means	14 0.5%	54 0.4%	155 0.6%	334 0.9%
Work at Home	387 12.5%	1,926 14.5%	4,604 16.9%	6,386 16.5%
Travel Time (2024)				
Travel to Work in 14 Minutes or Less	765 24.8%	2,940 22.2%	5,319 19.5%	8,452 21.8%
Travel to Work in 15 to 29 Minutes	878 28.4%	3,514 26.5%	6,712 24.7%	9,404 24.3%
Travel to Work in 30 to 59 Minutes	888 28.7%	3,793 28.6%	8,096 29.7%	11,405 29.5%
Travel to Work in 60 Minutes or More	172 5.6%	1,092 8.2%	2,496 9.2%	3,049 7.9%
Average Minutes Travel to Work	22.8	25.2	27.1	25.6