

NAZARETH PLAZA

859 Nazareth Pike | Nazareth, PA | 16064

BUILD-TO-SUIT / GROUND LEASE AVAILABLE



PROJECT

859 Nazareth Pike is a 6.22 acre, commercially zoned vacant piece of land located in Nazareth, PA. The property sits adjacent to Nazareth Plaza which is a 181,000 square foot, grocery anchored shopping center. The parcel can offer access from Easton Road as well as Nazareth Plaza allowing for multiple point of ingress/egress. With the property's positioning in an ever growing market of retail and industrial, this creates a great opportunity for any tenant looking in the area.

LOCATION

859 Nazareth Pike is well positioned in the fast growing Easton Market. The project sits just minutes from new developments including an Amazon Warehouse, Porsche Warehouse, CarMax, tru/Home 2 Suites, among many others. The Lehigh Valley features over 130,000,000 square feet of industrial warehousing space drawings a vast amount of daytime population. This parcel sits just over 6 miles from I-78 which leads traffic West into Harrisburg, and East to the ports in New Jersey and New York.

TRADE AREA

Adding to the stability of the project, 859 Nazareth Pike shows a 20-minute drive time demographic of over 502,700 people with household incomes more than \$83,856 and daytime employment demographics equally as strong with 224,748. The demographics within a 10-mile radius include 327,419 people in 130,413 homes, a labor force of 164,910 with an average household income of \$88,483. The areas growth since 2000 has increased over 14.0% with over 18,303 new homes.



POPULATION



3 MILES - 22,995
5 MILES - 70,185
7 MILES - 173,943

EMPLOYEES



3 MILES - 12,950
5 MILES - 33,512
7 MILES - 66,832

AVERAGEHHI



3 MILES - \$105,303
5 MILES - \$104,375
7 MILES - \$99,137

HOUSEHOLDS



3 MILES - 9,015
5 MILES - 27,411
7 MILES - 67,895

TRAFFIC COUNTS: NAZARETH PIKE 10,000 VPD | EASTON ROAD 10,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE | GARY RUSSELL
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

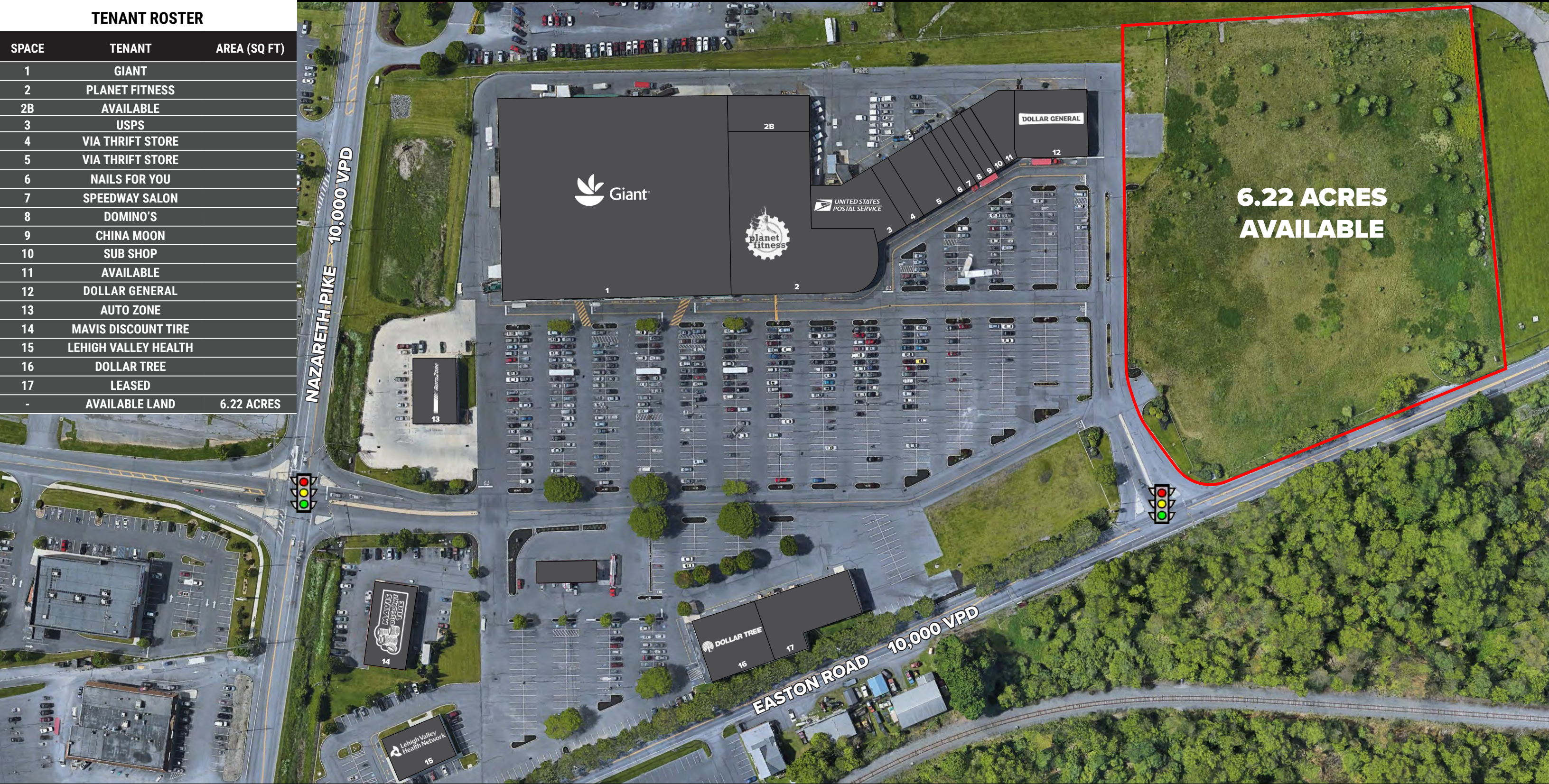
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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	GIANT	
2	PLANET FITNESS	
2B	AVAILABLE	
3	USPS	
4	VIA THRIFT STORE	
5	VIA THRIFT STORE	
6	NAILS FOR YOU	
7	SPEEDWAY SALON	
8	DOMINO'S	
9	CHINA MOON	
10	SUB SHOP	
11	AVAILABLE	
12	DOLLAR GENERAL	
13	AUTO ZONE	
14	MAVIS DISCOUNT TIRE	
15	LEHIGH VALLEY HEALTH	
16	DOLLAR TREE	
17	LEASED	
-	AVAILABLE LAND	6.22 ACRES



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