

# NAZARETH PLAZA

859 NAZARETH PIKE | NAZARETH, PA | 16064



**BLAKE SHAFFER | ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE**  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# PROJECT

859 Nazareth Pike is a 5 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 227,674 people with household incomes more than \$120,984 and daytime employment demographics equally as strong with 188,919. The demographics within a 10-mile radius include 343,443 people in 134,897 homes, a labor force of 285,447 with an average household income of \$114,053. The areas growth since 2010 has increased over 0.7% with over 12,392 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	25,575	77,198	189,069
EMPLOYEES	9,656	31,799	67,873
AVERAGE HHI	\$131,193	\$134,711	\$124,312
HOUSEHOLDS	9,530	29,327	72,694



# SITE PLAN

NAZARETH PIKE: ±11,000 VPD

EASTON RD: ±14,000 VPD

**5 AC  
AVAILABLE**

SPACE	TENANT	SPACE	TENANT
1	GIANT	10	SUB SHOP
2	PLANET FITNESS	11	AVAILABLE
2B	AVAILABLE	12	DOLLAR GENERAL
3	USPS	13	AUTO ZONE
4	VIA THRIFT STORE	14	MAVIS DISCOUNT TIRE
5	VIA THRIFT STORE	15	LEHIGH VALLEY HEALTH
6	NAILS FOR YOU	16	DOLLAR TREE
7	SPEEDWAY SALON	17	LEASED
8	DOMINO'S	18	MCDONALD'S
9	CHINA MOON	-	AVAILABLE LAND



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# MARKET AERIAL



NAZARETH AREA  
MIDDLE SCHOOL

NAZARETH AREA  
HIGH SCHOOL

FLOYD R SHAFER  
ELEMENTARY SCHOOL

NAZARETH AREA  
INTERMEDIATE SCHOOL

TRUIST

RITE  
AID

Advance  
Auto Parts

ALDI

SUNOCO

Fulton Bank

HEIDELBERG  
CEMENT

DUNKIN'

CVS  
pharmacy

HEIDELBERG  
CEMENT

TRACTOR  
SUPPLY CO

enterprise

Ford

Wawa

NAZARETH PLAZA

DOLLAR TREE

planet  
fitness

DOLLAR GENERAL

Auto  
Zone

MAVIS  
DISCOUNT  
TIRE

GIANT

Domino's

HOME  
2

NISSAN

SPRINGHILL  
SUITES  
Marriott

tru



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# Bennett Williams

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

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## CONTACT US

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## About Bennett Williams

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