NAZARETH PIKE | NAZARETH, PA | 16064

DOLLAR GENERAL

EASTON RD: ±14,000 VPD

N DOLLAR TREE

±5 AC AVAILABLE FOR LEASE



♥CVS

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Lehigh Valley Health Network

11,000



5 AC

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 Harrsiburg, 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



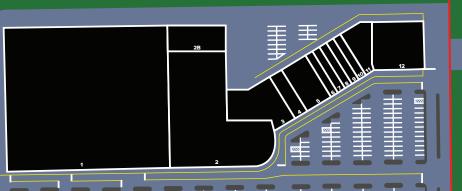
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ACTIVE MEMBER OF: RETAILBROKERS

SITE PLAN

±11,000 VPD

NAZARETH PIKE:



	R R NPD	TE B P
EASTON	14 RD: ±14,000 VPD	
		2.

334

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
Territor and the		1	A State of the second s

5 AC Available



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LANDLORD REPRESENTATION

ORD TENANT ITATION REPRESENTATION

INVESTMENT

PROPERTY MANAGEMENT



YORK OFFICE: 3528 Concord Rd. York PA 17402

York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341 **STATE COLLEGE OFFICE:** 330 Innovation Blvd, Suite 205 State College, PA 16803

LANCASTER OFFICE:

Lancaster, PA 17601

150 Farmington Lane, Suite 201

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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Connett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

