

WALMART OUTPARCEL

1731 Blakeslee Boulevard Drive East | Lehigh, PA | 18235

FOR SALE

± 1.24 - 1.25 ACRES AVAILABLE | FOR SALE



NEARBY RETAILERS



PROJECT

Two commercial lots available at the entrance to Wal-Mart in Lehigh. Lot sizes are 1.25 and 1.24 acres that can be combined. Properties have access to a traffic signal. Zoning permits a wide variety of uses.

LOCATION

The properties are located on Route 443 about 2 miles west of the town of Lehigh. Route 443 is a main traffic route running east/west through Carbon County. Other commercial and retail uses in the immediate area are Giant, Lowe's, McDonald's, Aldi, Taco Bell, Burger King, Mahoning Valley Cinema's, AT&T, and Lehigh Kia. Great location for retail, restaurant, bank, auto, and professional office.

TRADE AREA

Lehigh is one of the larger towns in this area with approximately 35,214 people living with 7 miles. It is the only Wal-Mart in the area the closest store being 13 miles away. The Lowe's, Giant, and movie theater also attract a lot of customers that live throughout the surrounding towns.

DEMOGRAPHICS



POPULATION

3 MILE

5 MILE

7 MILE

11,105

21,312

35,214



TOTAL EMPLOYEES

8,722

12,364

20,507



AVERAGE HHI

\$62,291

\$64,854

\$65,088



TOTAL HOUSEHOLDS

4,979

7,970

13,565

TRAFFIC COUNTS



BLAKESLEE BLVD DR EAST: 15,000 VPD



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 GROSS | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



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Walmart ✱

1.24
ACRES
(Lot 1)

1.25
ACRES
(Lot 2)

BLAKESLEE BOULEVARD DRIVE EAST 16,000VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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RETAIL

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