

64 Main Street | Lawrenceville, PA 16929

± 8,280 SF Retail Space Available

Available For Lease

Property Overview

64 Main Street is an existing commercially zoned property located in Lawrenceville Borough in Lawrenceville, PA, on the market's main retail corridor. There is a great +/- 8,280-sf opportunity available for someone to join the National Tenant, Family Dollar. The site is strategically positioned with great frontage and visibility from Main Street.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	2,401	3,959	8,702
TOTAL EMPLOYEES	505	750	1,054
AVERAGE HHI	\$71,604	\$71,192	\$68,244
TOTAL HOUSEHOLDS	997	1,626	3,566

TRAFFIC COUNTS: Rt 15 - ±12,000 VPD



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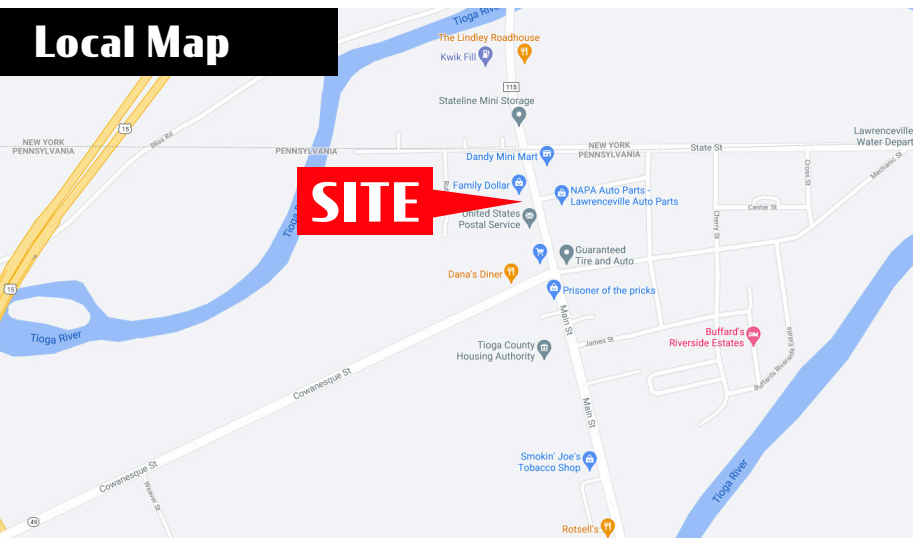
Location

The market serves about a 15-mile radius of the Northern part of Tioga County, which is just South of the New York boarder. Other retailers in the area include Napa Autoparts, Subway, United States Postal Service, and more.

Trade Area

The stability of 64 Main Street is attributed to the 20-minute drive time demographic of over 19,555 people with average household incomes of \$85,341. The Demographics within a 10-mile radius include 19,196 people within 7,315 homes, with a labor force of 15,985, with an average household income of \$83,002.

Local Map



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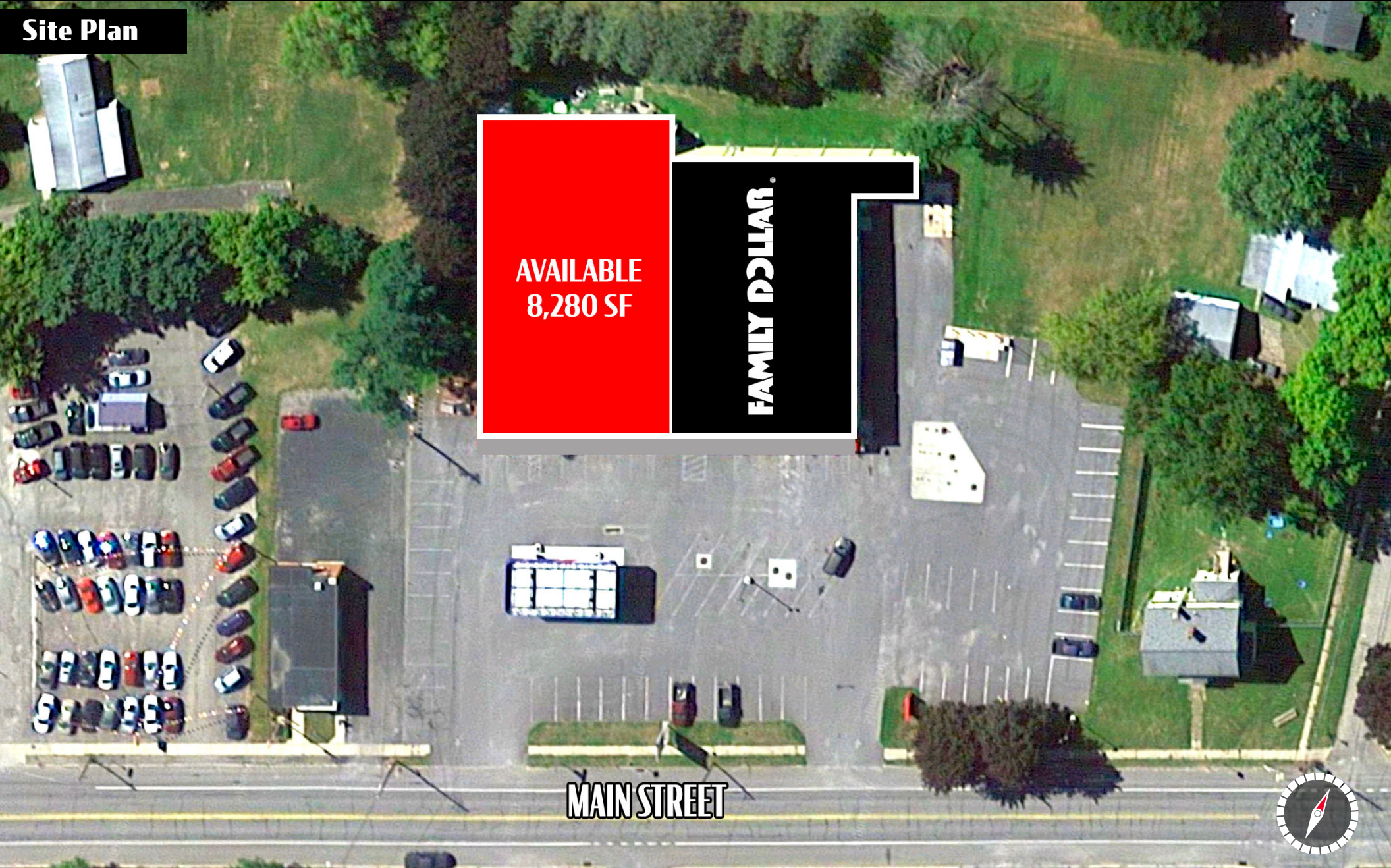
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Site Plan



AVAILABLE
8,280 SF

FAMILY DOLLAR®

MAIN STREET

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MARKET AERIAL



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