

± 795 - 3,484 SF

Bangor Plaza

FOR LEASE

1309 Blue Valley Drive | Pen Argyl, PA 18072



Overview

Bangor Plaza is a 132,541 SF premier retail shopping center ideally positioned in the Bangor, Pa market. The plaza is co-anchored by the extremely successful Weis Markets and Lehigh Valley Health Network and features co-tenants Dollar Tree, Subway, Miracle Ear, Fine Wine and Good Spirits, and Dominos. This center offers excellent visibility and pylon signage from Blue Valley Drive (±9,000 VPD), easy access to Route 512 (±9,000 VPD), and a lighted intersection at the entrance.



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Location

Located at 1309 Blue Valley Drive, Bangor Plaza is well positioned in the fast-growing Bangor and Pen Argyl Market. The project is encompassed by national retailers such as Weis, Dunkin Donuts, Ace Hardware, Dollar Tree, Dollar General, and more. This center serves as the most active and dynamic retail center in the market. The site sits minutes from Route 33 ($\pm 40,000$ VPD) and Route 611 ($\pm 3,000$ VPD) which leads from Lehigh Valley to Scranton/Wilkes Barre.

Trade Area

Adding to the stability of the project, 1309 Blue Valley Drive shows a 15-minute drive time demographic of 114,708 people in 42,918 homes, a labor force of 58,560 with an average household income of \$90,980. Well positioned along Blue Valley Drive (Route 512), Bangor Plaza serves as the main retail thoroughfare for the towns of Bangor and Pen Argyl.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	18,295	29,396	45,615
TOTAL EMPLOYEES	3,797	6,770	9,553
AVERAGE HHI	\$75,228	\$78,751	\$83,055
TOTAL HOUSEHOLDS	7,120	11,611	17,810

TRAFFIC COUNTS: **North Lehigh Valley** - $\pm 9,000$ VPD

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SITE PLAN



SUITE	TENANT	SF
1	Weis Markets	47,356
2	Dollar Tree	8,447
3	Lehigh Valley Hospital	50,000
4D	Domino's Pizza	1,605
4C	Miracle Ear	1,605
4B	AVAILABLE	795
4A	J-Nails	795
4	AVAILABLE	2,000
5	AVAILABLE	2,000
6	Family Dollar	8,600
7	Fine Wine & Good Spirits	2,312
8	AVAILABLE	3,484
9	Subway	1,200
10	PAD AVAILABLE	2,348

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MARKET AERIAL



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