

For Lease

BANGOR PLAZA

±2,000 – 3,484 SF

1309 Blue Valley | Pen Argyl, PA 18072



Join

weis

FAMILY DOLLAR



SUBWAY

Lehigh Valley Health Network

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.



Cale Bruso | Brad Rohrbaugh | Bill Hess

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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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 (±40,000 VPD) and Route 611 (±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 throughfare 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 - ± 9,000 VPD | | | |

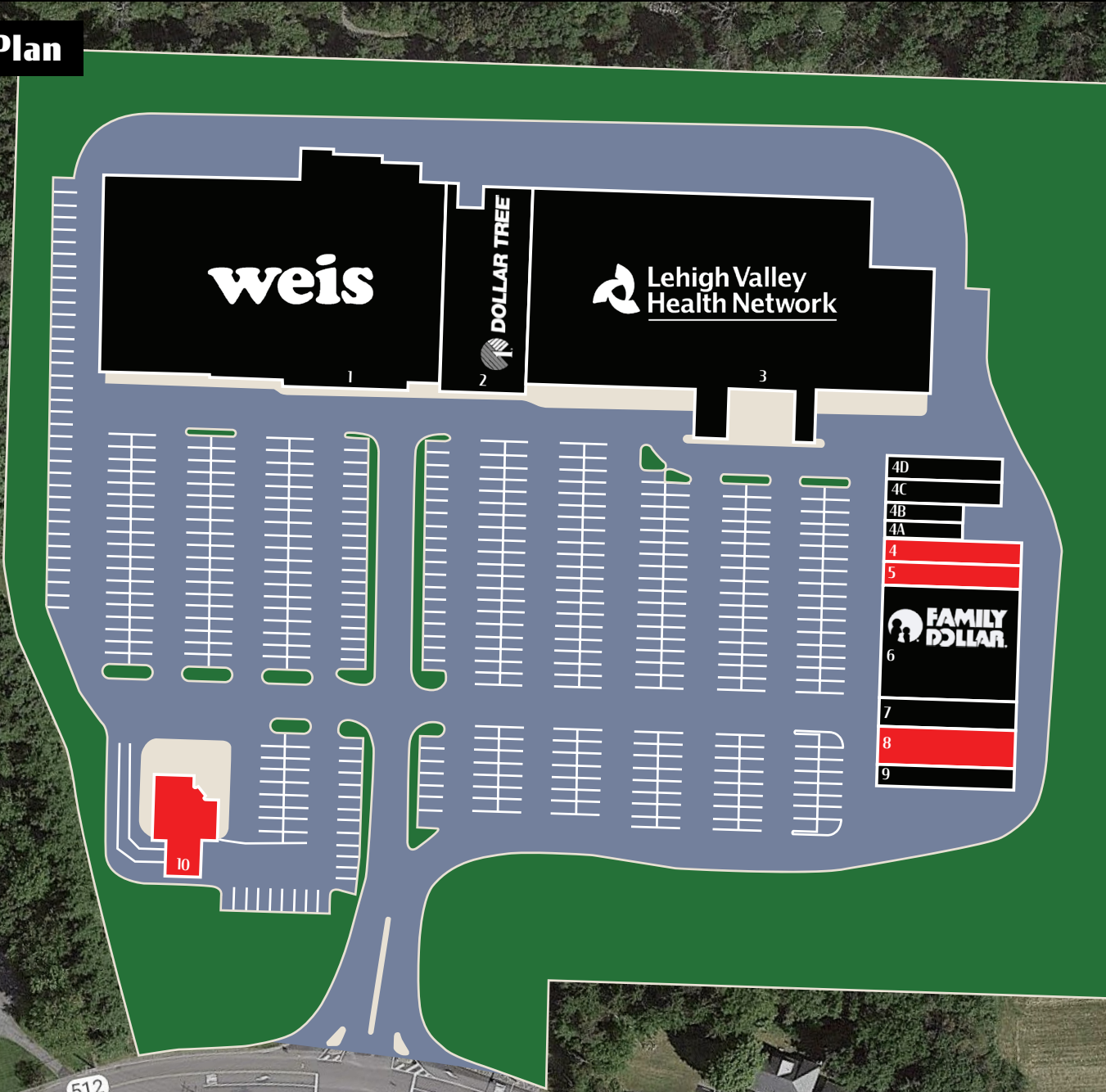
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Site Plan



| 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 | Tobacco Outlet | 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 |

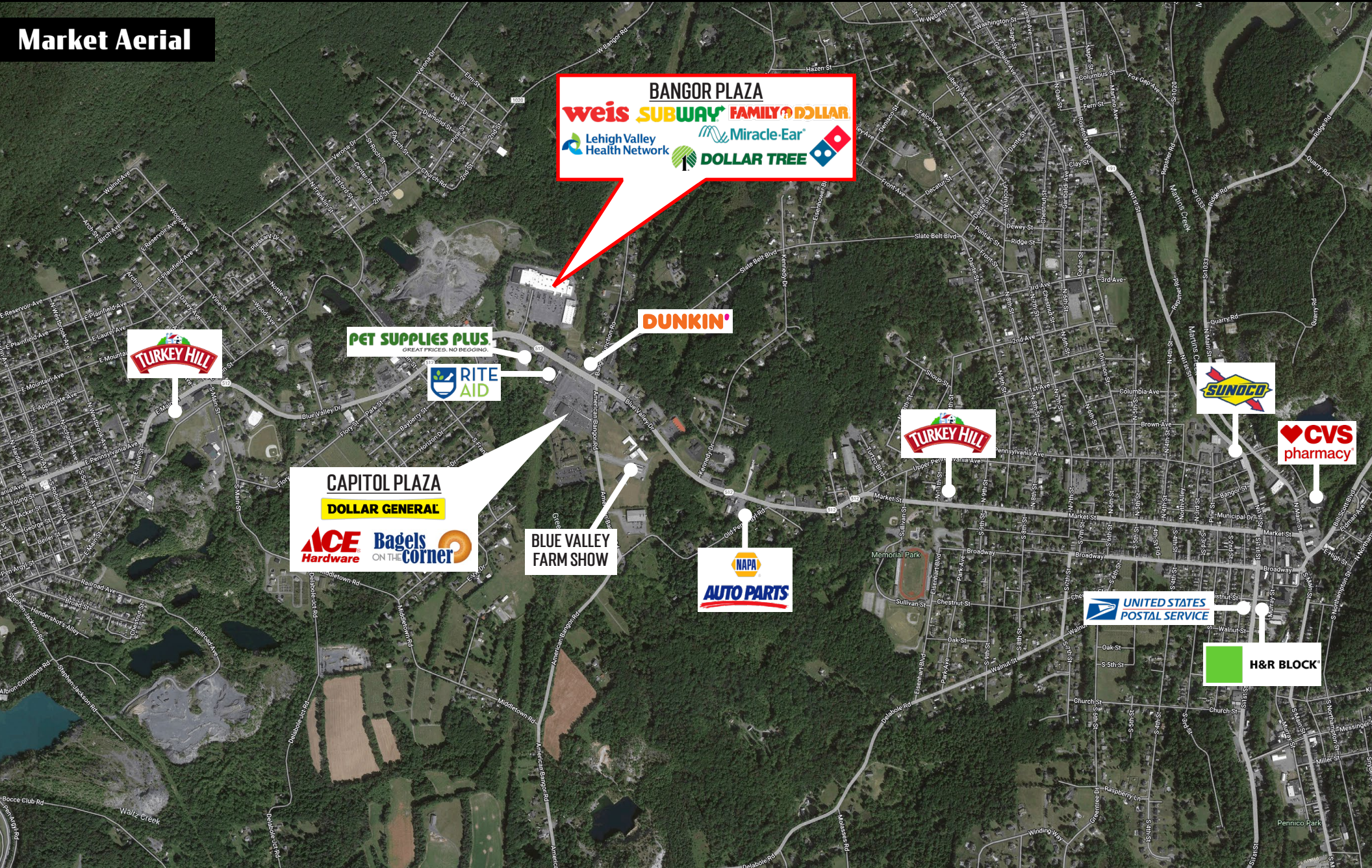
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Market Aerial



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About Bennett 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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