

±3,306 SF AVAILABLE FOR LEASE

# 105 S 3RD STREET

COOPERSBURG, PA | 18036



**NEARBY**

**GIANT**

**DUNKIN'**

**CVS**  
pharmacy™



**BEST BUY**



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*



# PROJECT OVERVIEW

**105 S 3RD STREET**  
COOPERSBURG, PA | 18036

**105 S. 3rd Street** features a 3,306 square-foot, free standing retail building located in the Coopersburg, PA retail market. The site presents a unique opportunity for a single-tenant user looking to enter the growing Coopersburg/Quakertown. Strategically positioned at a signalized intersection along Route PA-309 (33,000 VPD), this former Burger King benefits from convenient access to major roadways such as Interstate 78 (65,000 VPD) and the Pennsylvania Turnpike (60,000 VPD). In addition, this property is in close proximity to national retail attractions such as the Promenade Shops at Saucon Valley, Giant, Aldi, CVS, Dunkin, Chick Fil A, Best Buy and more! 105 S. 3rd Street is a sublease through the current operator that runs until June 15, 2037 with (4) 5-year options. Contact our team today for more information.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*





**105 S 3RD STREET**  
COOPERSBURG, PA | 18036



**POPULATION**

3 MILE- 19,482  
5 MILE- 41,451  
7 MILE- 142,687



**EMPLOYEES**

3 MILE- 7,036  
5 MILE- 17,217  
7 MILE- 45,524



**AVERAGE HHI**

3 MILE- \$191,147  
5 MILE- \$174,108  
7 MILE- \$123,773



**HOUSEHOLDS**

3 MILE- 7,038  
5 MILE- 15,614  
7 MILE- 54,595



Adam Hagerman | Cale Brusio | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*





**MARKET AERIAL**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Adam Hagerman

AHagerman@bennettwilliams.com



### Cale Bruso

CBruso@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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

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.

