

CORRIERE ROAD

PALMER TOWNSHIP, PA • 18045

**±4.36 ACRES
FOR SALE/LEASE**

KOHL'S
600.6K VISITS

Staples
211.1K VISITS

**MATTRESS
FIRM**

LANE BRYANT

**HOBBY
LOBBY**
578.4K VISITS

Walmart+
3.5M VISITS

LEHIGH VALLEY
HEALTH CENTER

CORRIERE RD ±6,000 VPD

Applebee's
GRILL + BAR
267.6K VISITS

**EMBASSY
BANK**

**theVitamin
Shoppe**

AT&T

Chick-fil-*c*
690.2K VISITS



PYLON SIGNAGE

NAZARETH RD ±17,000 VPD



PROPERTY OVERVIEW

Prime location in rapidly growing market right of Rt. 33! Site features 4.36 acres of level ground with existing curb cut in place. The location and site lends itself great for hotel, daycare, senior living, destination retail, etc. Previously approved for a senior living facility, the property has a head start for anyone looking to step in and quickly develop the property. Located just off Van Burren Road, the development provides easy access to the Rt. 248 and Tatamy Exits of Rt. 33 and the new warehouse/ industrial facilities around it.



CORRIERE RD ±6,000 VPD



DEMOGRAPHICS



POPULATION
 1 MILE- 4,838
 3 MILE- 46,148
 5 MILE- 137,428



EMPLOYEES
 1 MILE- 2,802
 3 MILE- 20,521
 5 MILE- 45,455



AVERAGE HHI
 1 MILE- \$180,605
 3 MILE- \$131,957
 5 MILE- \$128,263



HOUSEHOLDS
 1 MILE- 1,965
 3 MILE- 18,551
 5 MILE- 51,886

TRAFFIC COUNTS



CORRIERE RD - ±6,000 VPD



EASTON NAZARETH HWY - ±24,000 VPD



PA-33 - ±70,000 VPD



HEIDELBERG MATERIALS, CEMENT, AGGREGATES

DSV

HOME 2 SUITES BY HILTON

tru

Walgreens DISTRIBUTION CENTER

BMW RDC

XPO Logistics

Lulus WAREHOUSE

II-VI OPTOELECTRONIC DEVICES, INC

WELL WOVEN

UNICAST

MCS INDUSTRIES

MAJESTIC ATHLETICS

Wawa TOWNEPLACE SUITES MARRIOTT

U-HAUL

PALMER NURSERY

CENTRAL GARDEN DISTRIBUTION

NORTHAMPTON CROSSINGS

LOWER NAZARETH COMMONS

LEHIGH VALLEY HEALTH CENTER

SITE

EMBASSY BANK

CVS pharmacy

MOE'S SOUTHWEST GRILL

SHEETZ

Hampton Inn



MAVIS DISCOUNT TIRE

DOLLAR TREE

RITE AID

NAZARETH AREA MIDDLE SCHOOL

The UPS Store
WAREHOUSE

amazon
DISTRIBUTION CENTER

weis

Wendy's

DUNKIN'

FUTURE WAREHOUSING
2 BUILDINGS
645K SF

FUTURE WAREHOUSING
5 BUILDINGS
1.15 M SF

NAZARETH PLAZA
GIANT
planet fitness
Auto Zone

ALDI

NORTHAMPTON CROSSINGS

Walgreens
DISTRIBUTION CENTER

BMW
RDC

sam's club Walmart
KOHL'S **PETSMART** **Arbys**
crumbl cookies **HOBBY LOBBY** **Red Robin**
FINE WINE & GOOD SPIRITS **Panera BREAD** **McDonald's**

Wawa
CVS pharmacy

Wegmans

CENTRAL GARDEN DISTRIBUTION

LEHIGH VALLEY HEALTH CENTER

SITE

LOWER NAZARETH ELEMENTARY SCHOOL

LOWER NAZARETH COMMONS

Target **Burlington** **petco**
five BELOW **FIVE GUYS** **BUFFALO WILD WINGS**
Great Clips **Chick-fil-z** **LONGHORN** **PNC**

EMBASSY BANK

CVS pharmacy

MOE'S
SOUTHWEST GRILL

TOYOTA

Hampton Inn

SHEETZ

LEHIGH VALLEY HOSPITAL

VICTAULIC COMPANY

B

Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT

OUR LOCATIONS:

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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.

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.

