

# 1620 MAIN STREET

NORTHAMPTON, PA • 18067



## NEARBY RETAILERS:

**HNL**  
Lab Medicine

**CVS**  
pharmacy

**WELLS FARGO**

**TRUIST**

FINE WINE & GOOD SPIRITS

**DOLLAR GENERAL**

**REDNER'S**

±2,000-6,793 SF / .49 ACRES

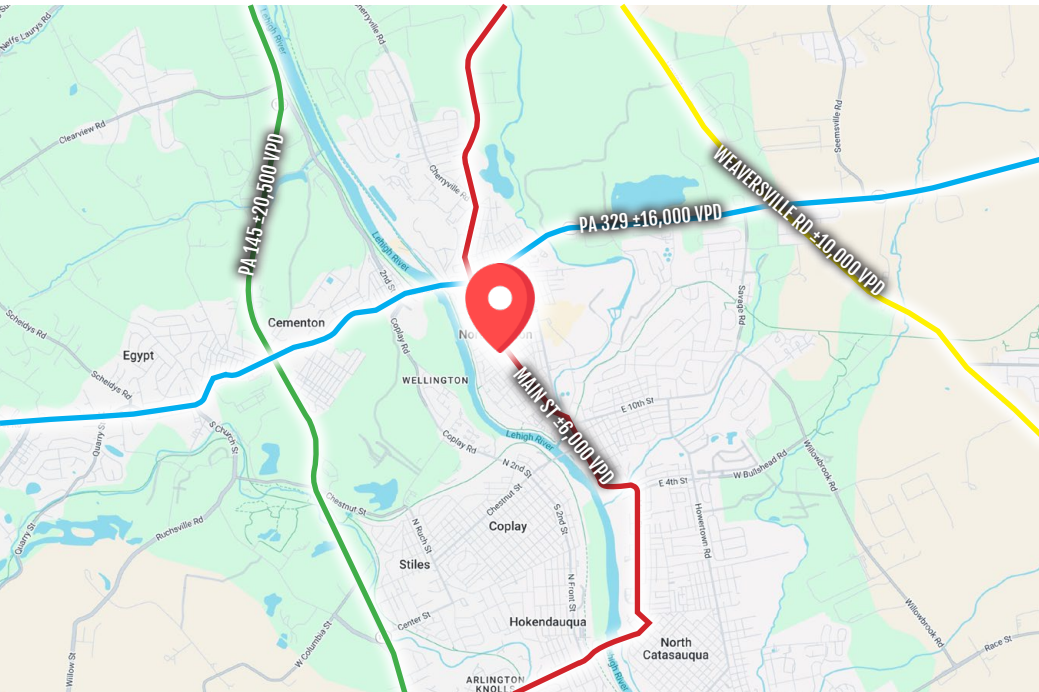
# FOR LEASE

**BW** ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

# TRAFFIC COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	43,166	91,648	257,346
TOTAL EMPLOYEES	9,486	36,967	117,581
AVERAGE HHI	\$112,724	\$108,698	\$99,461
TOTAL HOUSEHOLDS	17,640	36,482	99,194

# PROPERTY OVERVIEW

This signalized former Rite Aid offers a 6,793 SF footprint positioned off Main St in the borough of Northampton. The site is conveniently located close to the bridges connecting travelers to Allentown/ Whitehall, as well as Northampton’s Elementary, Middle, and High School campuses. Northampton serves as the county hub for half of the sprawling Lehigh Valley and development has continued to grow the commercial landscape through manufacturing and industrial parks in the area. This opportunity offers users the chance to break into a dense area with potential to service 36,482 households in a 5 mile radius. Positioned between the Allentown/Bethlehem/Easton areas, this is a rare plug and play for brands who are looking to reach the various hubs in the Lehigh Valley.



# SITE PLAN

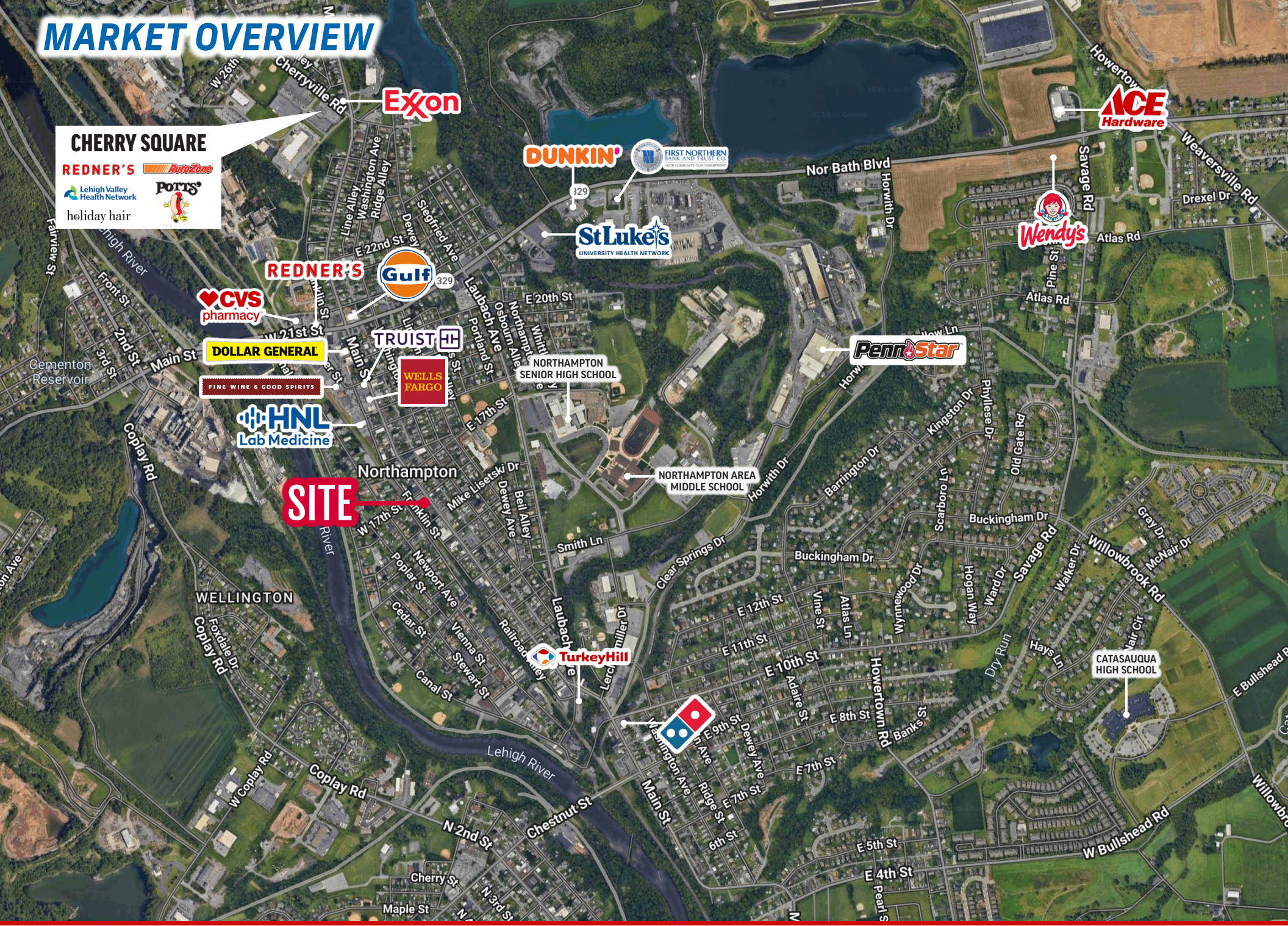


**±2,000-6,793 SF (can be demised)**

# MARKET OVERVIEW

**CHERRY SQUARE**

- REDNER'S
- AutoZone
- Lehigh Valley Health Network
- POTTS
- holiday hair



**SITE**

# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### ADAM HAGERMAN

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### CALE BRUSO

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### CHAD STINE

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### CONTACT US

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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.

