

## STRIP CENTER FOR LEASE

# ROUTE 191 PLAZA

822 Nazareth Pike, Nazareth, PA 18064



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,696 SF
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>LOT SIZE:</b>	3.11 Acres
<b>BUILDING SIZE:</b>	16,800 SF
<b>ZONING:</b>	Commercial

### PROPERTY OVERVIEW

Former Curves available for lease. 1696 SF with asking rent \$12/SF NNN.

Space ideal for many retail/office concepts.

Strip Center is located on heavily traveled Route 191 within close proximity to Routes 33, 22 and 248.

Location has excellent visibility, easy ingress and egress, and pylon signage available.

Center is within a fast growing retail area and is positioned among many national, regional and local retailers.

Long Term Co Tenants include Enterprise, Nicki B's Hair Salon, Resources for Human Development, Pino's Pizzeria, Lehigh Valley Vape, and Personal Touch Dry Cleaners.

Contact Listing Broker for additional details.

### ALLENTOWN, PA



### JAMES BALLIET

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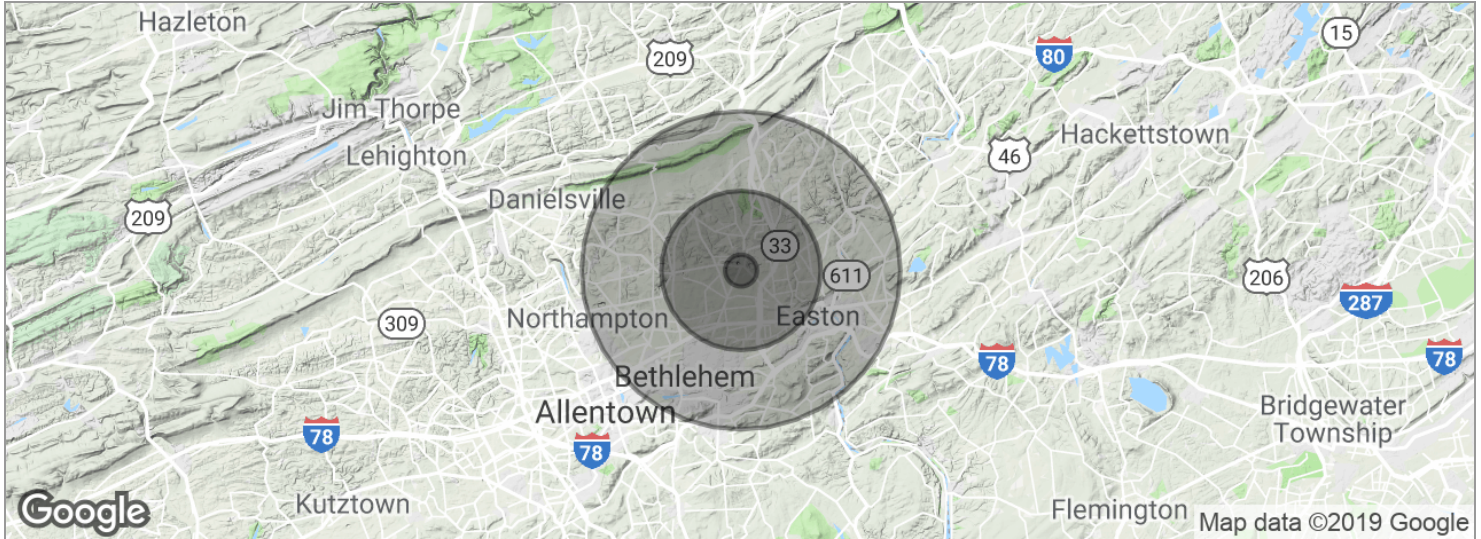
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,046	66,679	336,580
Median age	45.8	43.8	39.9
Median age (male)	42.9	43.1	38.7
Median age (Female)	49.6	44.7	41.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,094	24,914	128,283
# of persons per HH	2.4	2.7	2.6
Average HH income	\$67,678	\$84,804	\$70,614
Average house value	\$359,963	\$303,597	\$252,784

\* Demographic data derived from 2010 US Census

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