

## RETAIL SPACE FOR LEASE

# SHOPPES AT HELLERTOWN

25 S. Main Street, Hellertown, PA 18055



**AVAILABLE SF:** 1,200 - 2,000 SF

**LEASE RATE:** \$16.00 - 18.00 SF/Yr (NNN)

**BUILDING SIZE:** 58,100 SF

**ZONING:** SC

**CROSS STREETS:** Polk Valley Road

### PROPERTY OVERVIEW

The Shoppes at Hellertown

2,000 SF | 2,000 SF | 1,200 SF retail/office space available for lease.

Great tenant mix of national, regional & local retailers.

Total GLA of Shopping Center is 58,100 SF.

Join True Value Hardware, Bank of America, Premier Medical Clinic, Dollar General, Dolce Patisserie, DiMaio's Italian Restaurant, National Auto, Quest Diagnostics, and H&R Block.

Contact Ayon Codner for more information.

Located in the heart of affluent Saucon Valley. Within close proximity to I-78, Route 33 & PA/NJ border.

ALLENTOWN, PA



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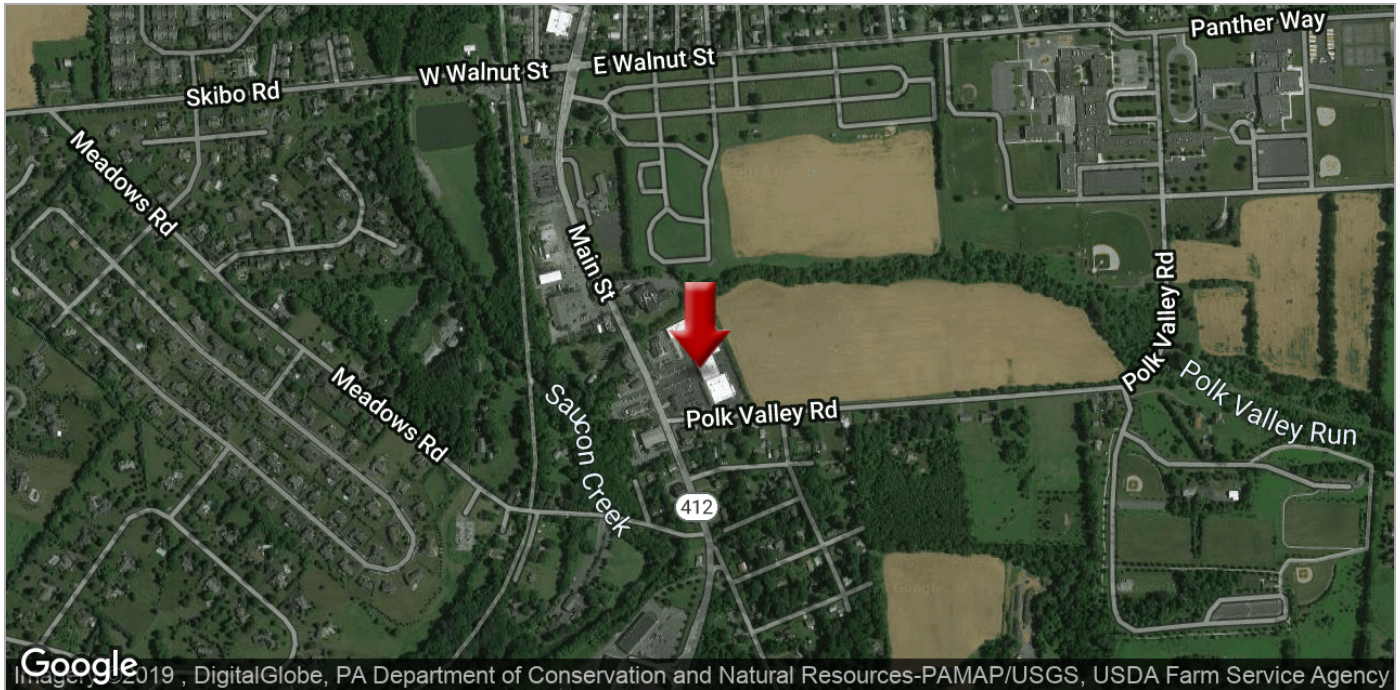
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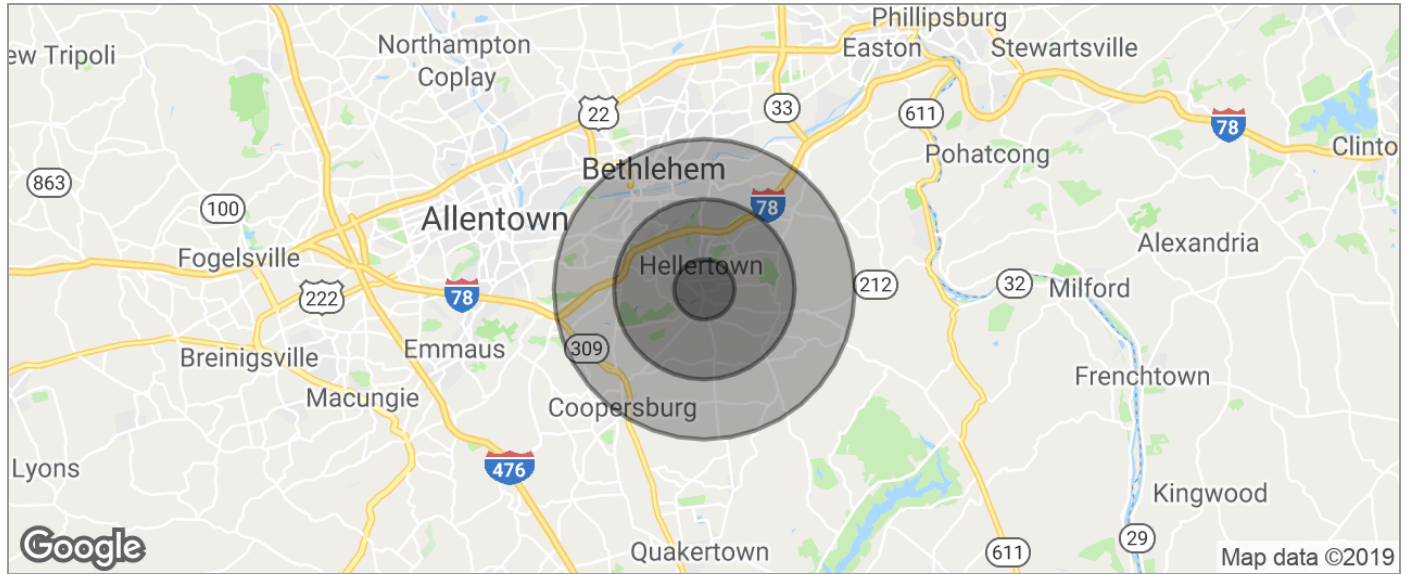
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,160	22,788	95,782
MEDIAN AGE	40.7	37.9	34.8
MEDIAN AGE (MALE)	39.9	37.3	34.0
MEDIAN AGE (FEMALE)	41.7	39.4	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,073	8,590	35,392
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$82,747	\$88,433	\$66,049
AVERAGE HOUSE VALUE	\$375,973	\$364,459	\$299,129

\* Demographic data derived from 2010 US Census

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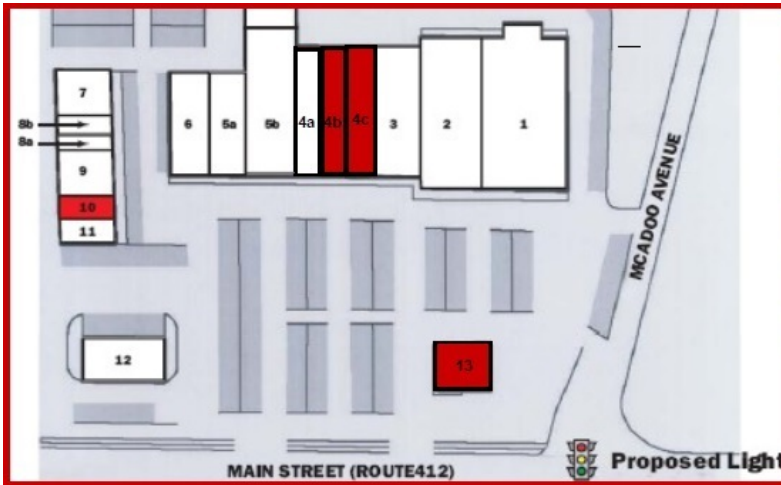
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- |                            |                                 |
|----------------------------|---------------------------------|
| 1. True Value Hardware     | 8a. Quest Diagnostics           |
| 2. Dollar General          | 8b. Dolce Patisserie            |
| 3. National Auto Store     | 9. DiMaio's Italian Restaurant  |
| 4a. H&R Block              | 10. AVAILABLE 1,200SF           |
| 4b. AVAILABLE 2,000SF      | 11. New Star Chinese Restaurant |
| 4c. AVAILABLE 2,000SF      | 12. Saucon Valley Diner         |
| 5a. LC Nail Salon          | 13. AVAILABLE 2,500SF           |
| 5b. Premier Medical Clinic |                                 |
| 6. B&B Pools               |                                 |
| 7. Springhill Cleaners     |                                 |

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Unit 4b	Retail	\$16.00 SF/YR	NNN	2,000 SF	VACANT
Unit 4c	Retail	\$16.00 SF/YR	NNN	2,000 SF	VACANT
Unit 10	Retail	\$18.00 SF/YR	NNN	1,200 SF	VACANT

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