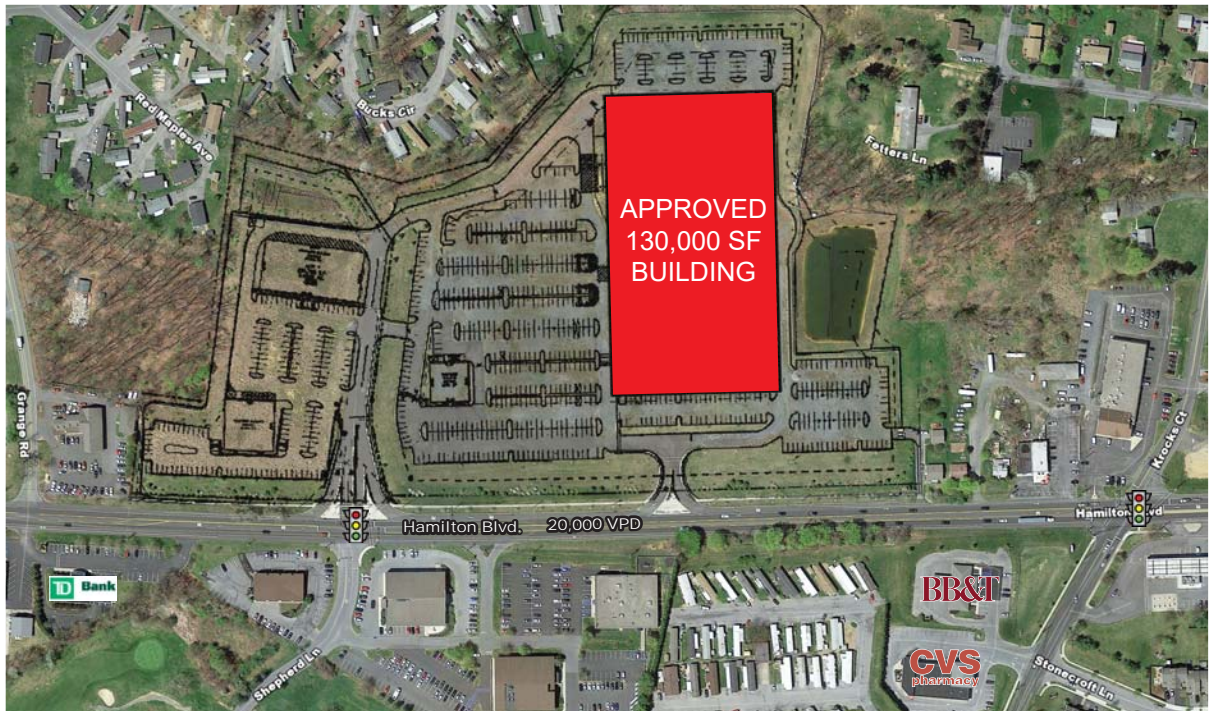


Lehigh County | Pennsylvania

## BUILDING PAD GROUND LEASE

5839 Hamilton Blvd. | Trexlertown | 18087



### PROPERTY HIGHLIGHTS

- Approved pad for 130,000 SF retail building for lease
- Full access to signalized intersection on Hamilton Blvd. with 20,000 VPD
- Nearby retailers include Walmart, Target, Whole Foods, Costco, Petsmart and Dick's Sporting Goods
- Minutes from I-476, Route 222 Bypass & I-78
- Strong median household income and daytime population
- Ideal location for retail, medical, special use or entertainment



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	<b>6,112</b>	<b>52,185</b>	<b>123,590</b>
Average HH Income	<b>\$106,260</b>	<b>\$119,449</b>	<b>\$107,382</b>
Total Businesses	<b>417</b>	<b>3,016</b>	<b>6,028</b>
Number of Employees	<b>4,366</b>	<b>46,154</b>	<b>80,872</b>

(\*) Source: AGS™

### CONTACT:

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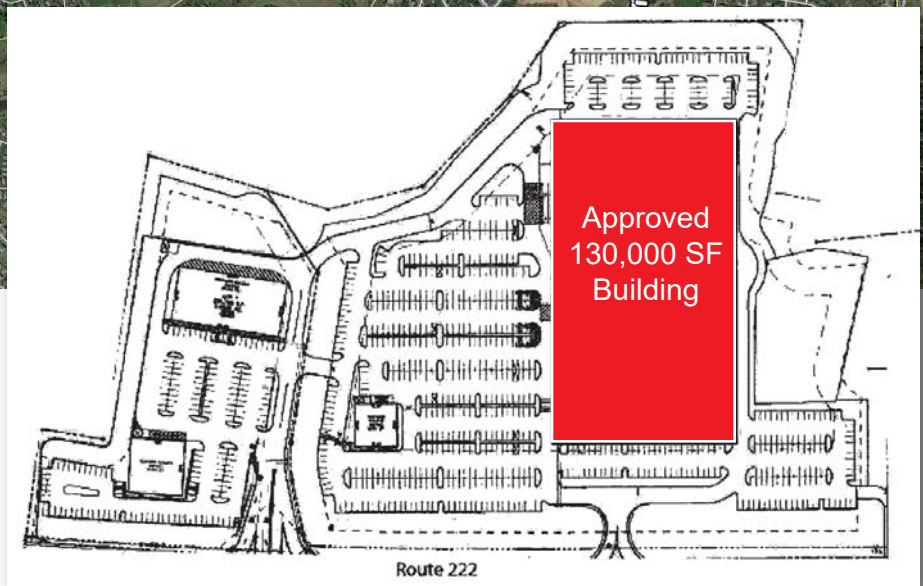


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