

RETAIL FOR LEASE

FREESTANDING RESTAURANT/COMMERCIAL BUILDING

325 E Main Street, Macungie, PA 18062



OFFERING SUMMARY

AVAILABLE SF:	1,296 SF
LEASE RATE:	\$23.00 SF/yr (NNN)
LOT SIZE:	0.23 Acres
BUILDING SIZE:	1,296 SF
ZONING:	TC-Town Center

PROPERTY OVERVIEW

Outstanding restaurant opportunity located at the signalized intersection of Route 100 and Chestnut Street in Macungie, PA.

Space is 1,296 SF and currently built out as a Subway restaurant.

Property features dedicated parking for 11 vehicles, freestanding pylon signage, ADA restrooms, and has great visibility in the center of town.

Perfect for many restaurant concepts and office uses alike. Call now for a showing!!!

PROPERTY HIGHLIGHTS

- Built out restaurant opportunity
- Dedicated parking
- High traffic area

ALLENTOWN, PA



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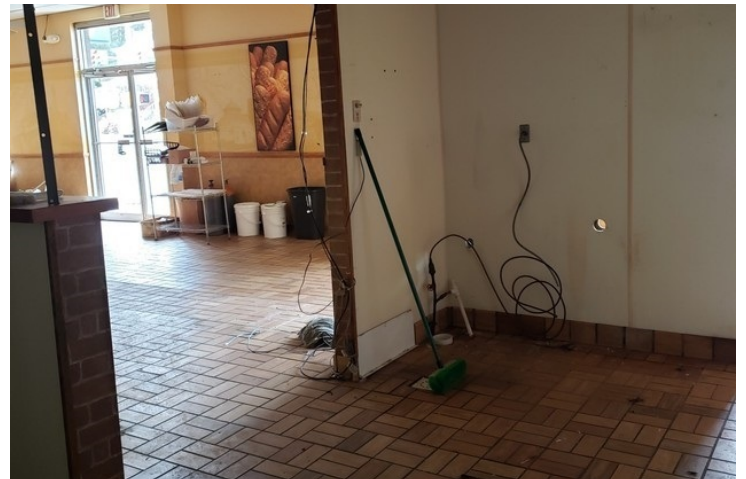
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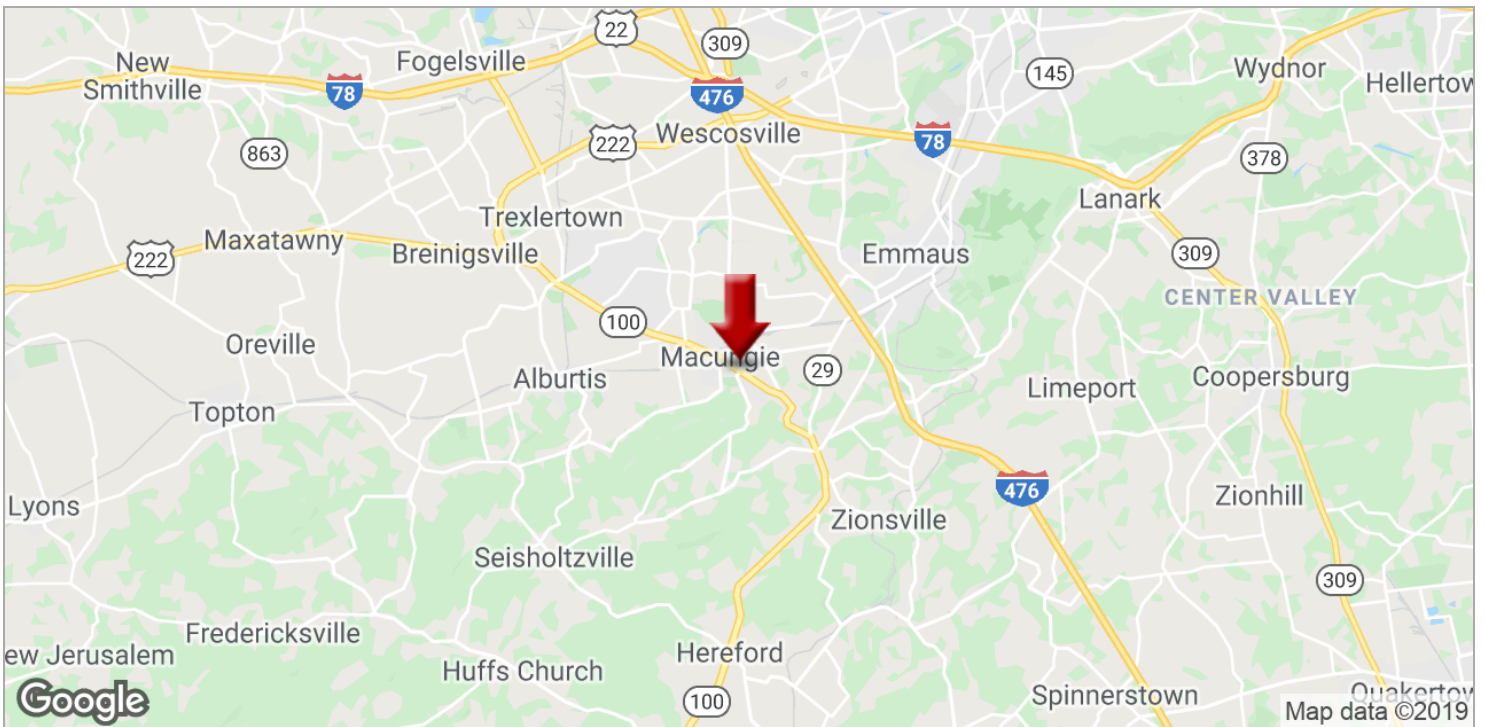
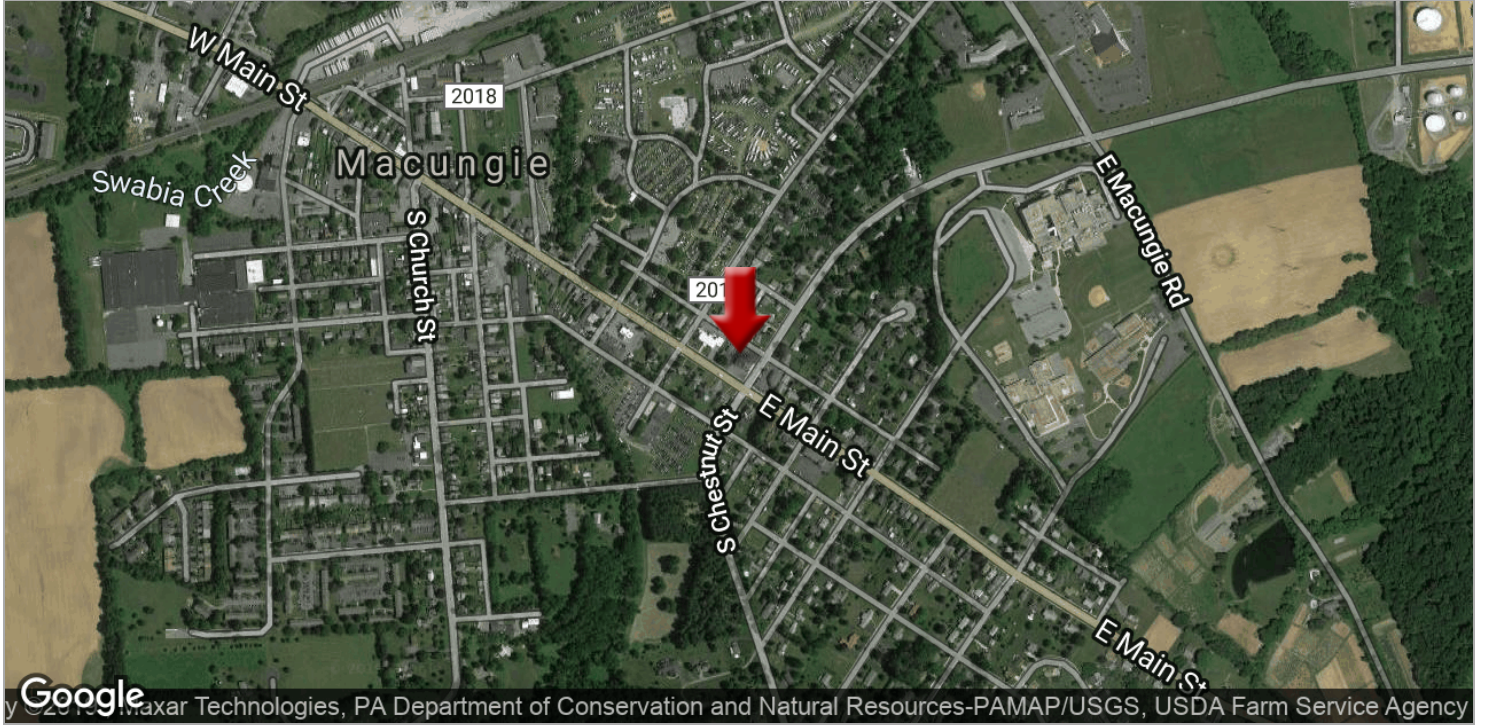
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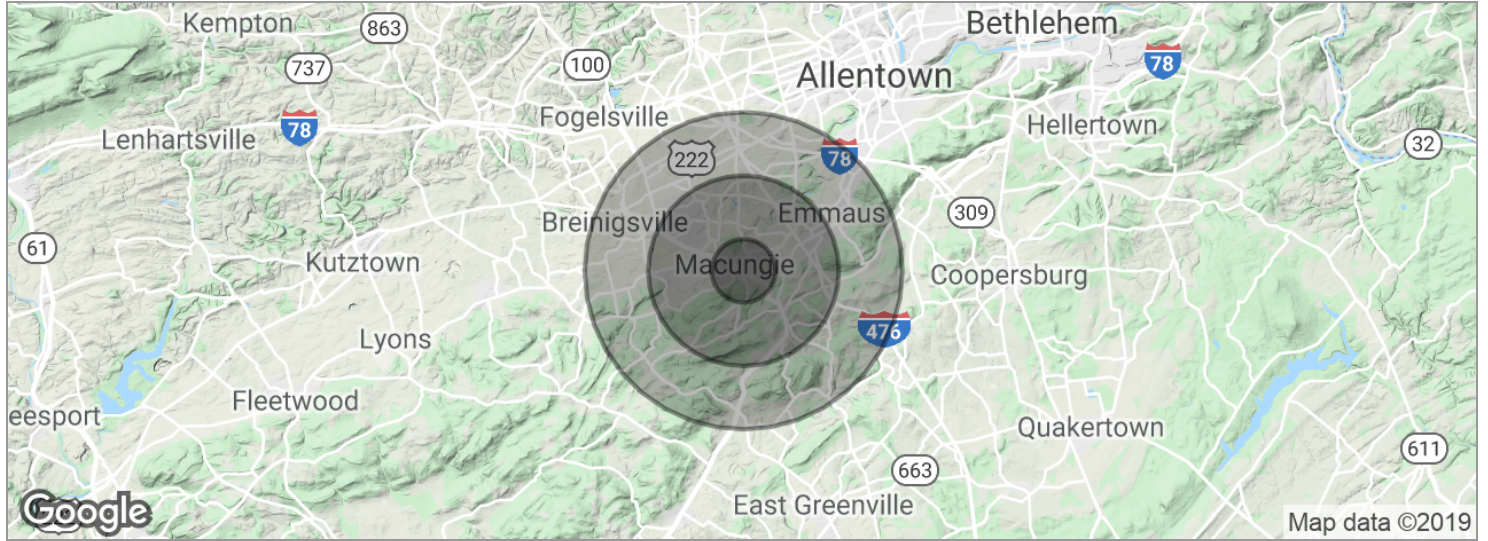
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,861	33,735	83,329
Median age	41.9	41.2	42.1
Median age (male)	39.6	40.2	40.8
Median age (Female)	43.1	41.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,495	13,137	32,455
# of persons per HH	2.3	2.6	2.6
Average HH income	\$79,863	\$90,729	\$89,624
Average house value	\$316,368	\$302,783	\$297,480

* Demographic data derived from 2010 US Census

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