

# 4075-4087 JANDY BLVD

NAZARETH, PA

12,000 SQ. FT. RETAIL OPPORTUNITY



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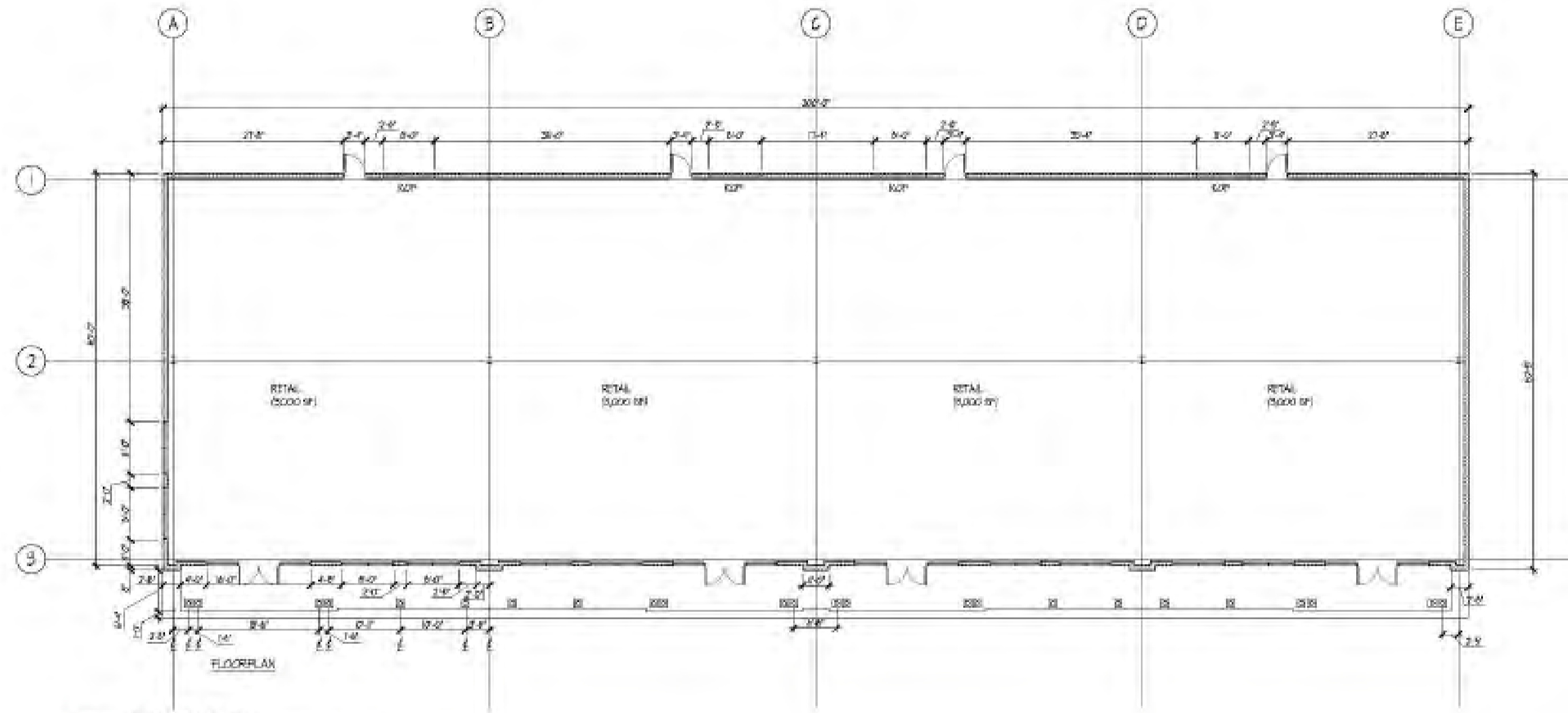
**PENNSYLVANIA**  
610.332.0550  
22 S. COMMERCE WAY  
BETHLEHEM, PA



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## HIGHLIGHTS

- Will Divide
- New Construction
- Located in thriving shopping district
- Various commercial developments nearby
- Located at Routes 191 & 248
- Easy access to Routes 33, 22 and I-78

## NEIGHBORS

- Wawa
- Nazareth Ford Dealer
- AutoZone Auto Parts
- Brown Daub Volvo
- Tractor Supply Co.
- People First Credit Union
- Giant

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# LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

Home to three cities: Allentown, Bethlehem, and Easton

## Demographic Highlights

- Located within 5 miles
  - 82,327 People
  - \$104,659 Average HHI
  - 41,831 Employees
  - 31,347 Households
- Manufacturers have added 5,000 Jobs in the Lehigh Valley in the last five years (2020)
- Lehigh Valley is ranked #3 in the country among mid-sized markets (populations 200K – 1 Million) for new and expanding business projects

## Connectivity

- 84 miles west of New York City
- 74 miles north of Philadelphia
- Close proximity to major distribution hubs
- Less than 10 miles from Lehigh Valley Airport
- Less than 80 miles from Ports of New York/ New Jersey and Philadelphia
- A Site that puts more than 40% of the Nation's Population within a single day's drive!
- Excellent proximity to all major roadways including Route 191, 248, 33 & 22, I-78, I-476 (Northeast Extension)



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