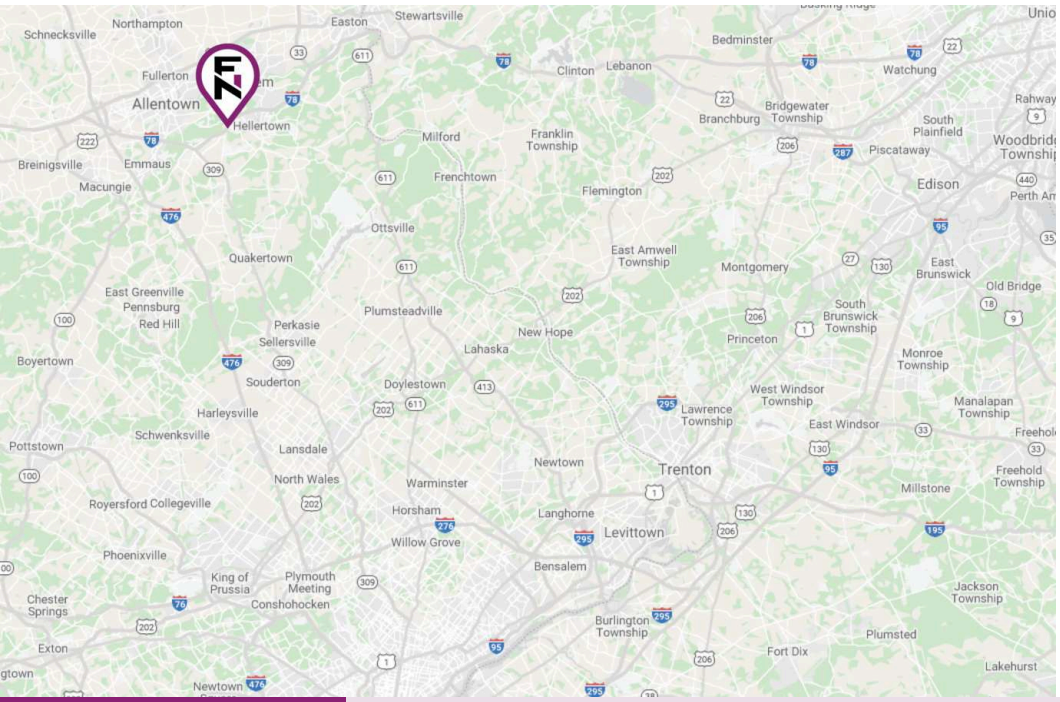
SAUCON VALLEY SQUARE

3691 Route 378, Bethlehem, PA 18015

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

COUNTY	Northampton
GLA	80,121
ACRES	14.31
PARKING	851

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	3,796	65,462	189,318
	1,425	25,350	73,137
	$165,720	$105,170	$100,755

PROPERTY FEATURES

- Saucon Valley Square is a highly-visible neighborhood center anchored by Maxx Fitness and Dollar Tree
- The property offers a diverse tenant mix including Subway, CHAAR, Lafayette Ambassador Bank and Plaza Azteca restaurant.
- Positioned off Exit 67 on I-78, Saucon Valley Square is highly visible along Route 378 with over 27,000 VPD
- Situated at a signalized intersection, providing easy access from either direction.
- Located minutes from Lehigh University.

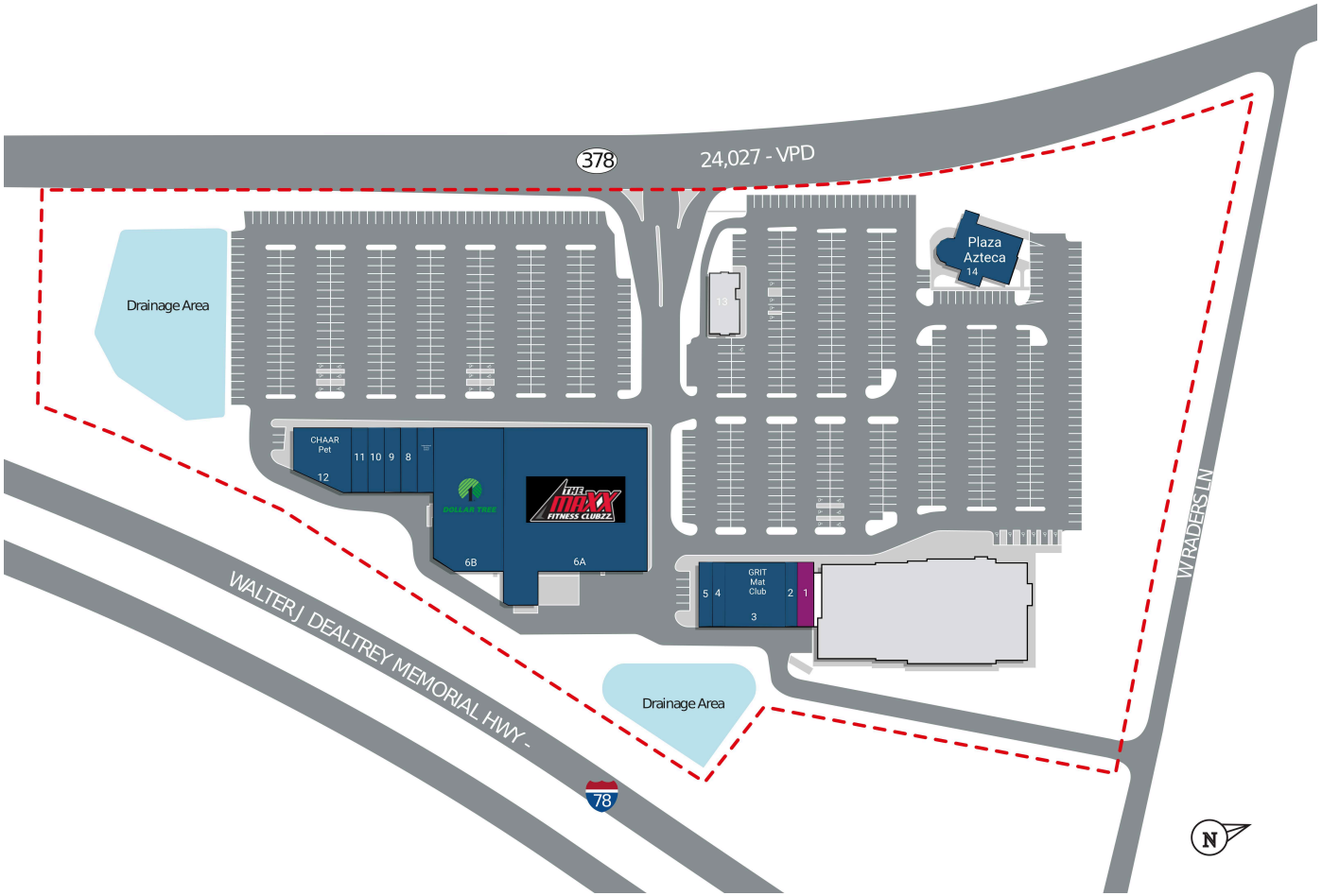
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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SUITE	TENANT NAME	SF
1	**Available**	**2,000**
2	Sey Wy Beverage Company	1,600
3	GRIT Mat Club	5,200
4	#1 Chinese Restaurant	1,200
5	Crystal Nail Salon	1,200
6A	The Maxx Fitness Clubzz	31,165
6B	Dollar Tree	16,646
7	International Driving School	1,141
8	Saucon Laundromat	1,600
9	Werkheiser Jewelers	1,200
10	Beyond Hello	1,812
11	Beyond Hello	1,209
12	CHAAR Pet	5,140
14	Plaza Azteca	6,208

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

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