

# 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



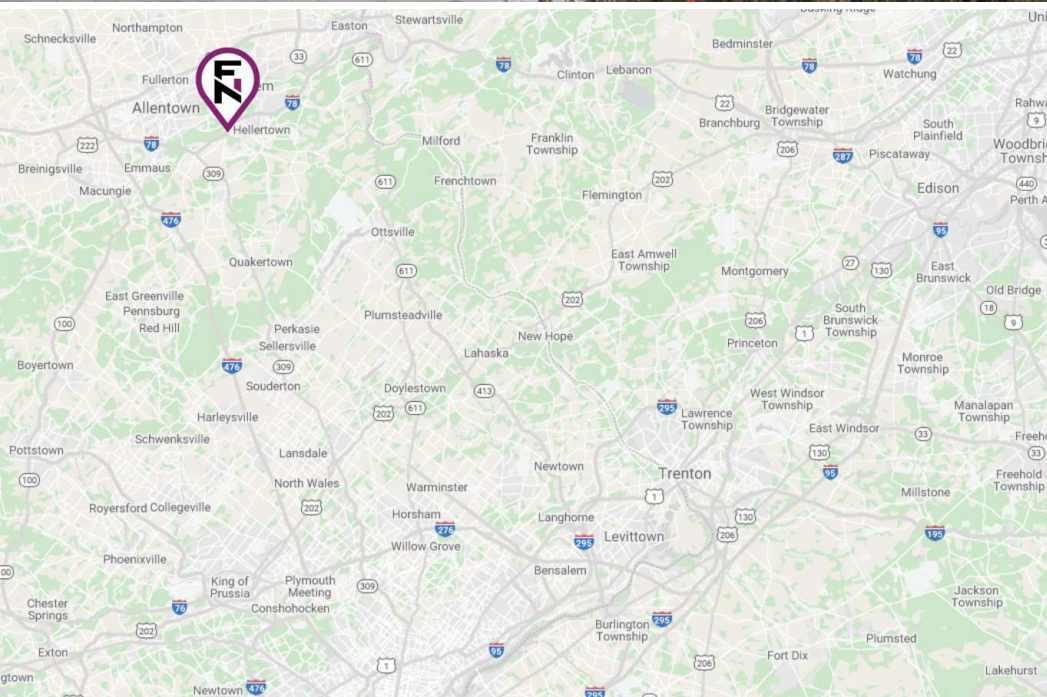
3,796 65,462 189,318



1,425 25,350 73,137



\$165,720 \$105,170 \$100,755



## PROPERTY FEATURES

- Saucun Valley Square is a highly-visible neighborhood center anchored by Maxx Fitness and Dollar Tree with a diverse tenant mix including Subway, CHAAR, Lafayette Ambassador Bank and Plaza Azteca restaurant.
- Positioned off Exit 67 off I-78, the center is easily accessible along Route 378 with over 27,000 VPD
- Situated at a signalized intersection
- Located minutes from Lehigh University.



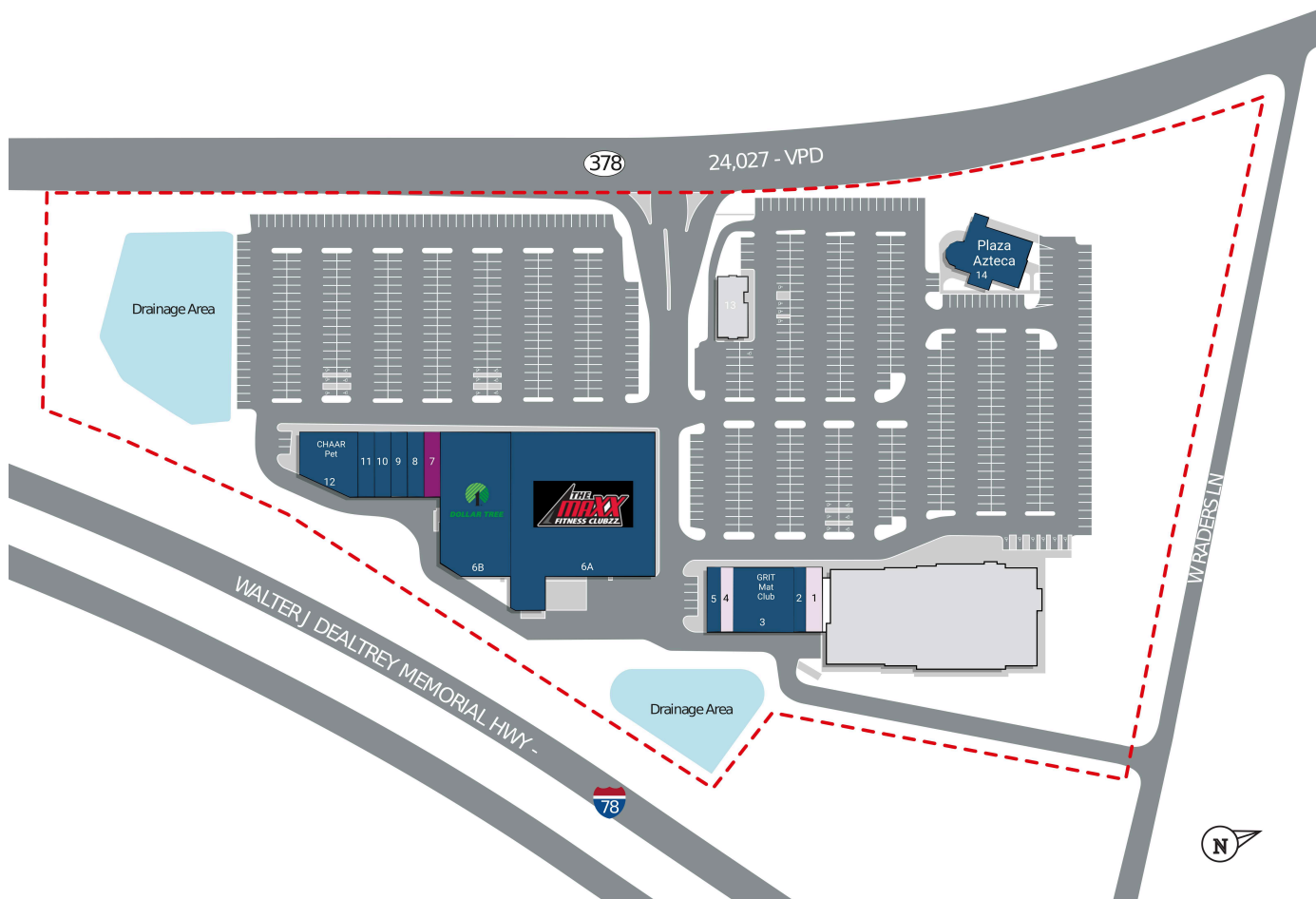
**PROPERTY  
WEBSITE**

**Candace Gschwind** | 513-292-2652 | cgschwind@fnrpusa.com

**fnrpusa.com**

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| SUITE | TENANT NAME                  | SF           |
|-------|------------------------------|--------------|
| 1     | <b>Casa Mia Pizzeria</b>     | <b>2,000</b> |
| 2     | Sey Wy Beverage Company      | 1,600        |
| 3     | GRIT Mat Club                | 5,200        |
| 4     | <b>#1 Chinese Restaurant</b> | <b>1,200</b> |
| 5     | Crystal Nail Salon           | 1,200        |
| 6A    | The Maxx Fitness Clubzz      | 31,165       |
| 6B    | Dollar Tree                  | 16,646       |
| 7     | <b>Available</b>             | <b>1,141</b> |
| 8     | Saucun 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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