

SAUCON VALLEY SQUARE

3691 Route 378, Bethlehem, PA 18015



HIGHLIGHTS

COUNTY Northampton

GLA 80,121

ACRES 14.31

PARKING 851

DEMOGRAPHICS

1 Mile 3 Mile 5 Mile



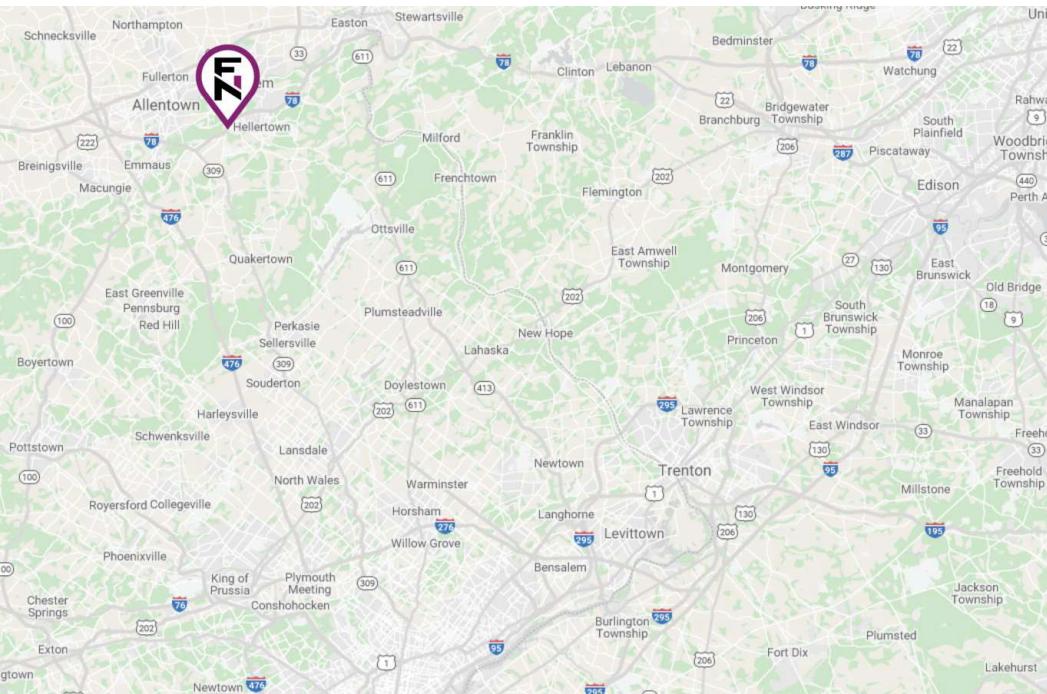
3,796 65,462 189,318



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 Casa Mia Pizzeria to name a few.
- 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.



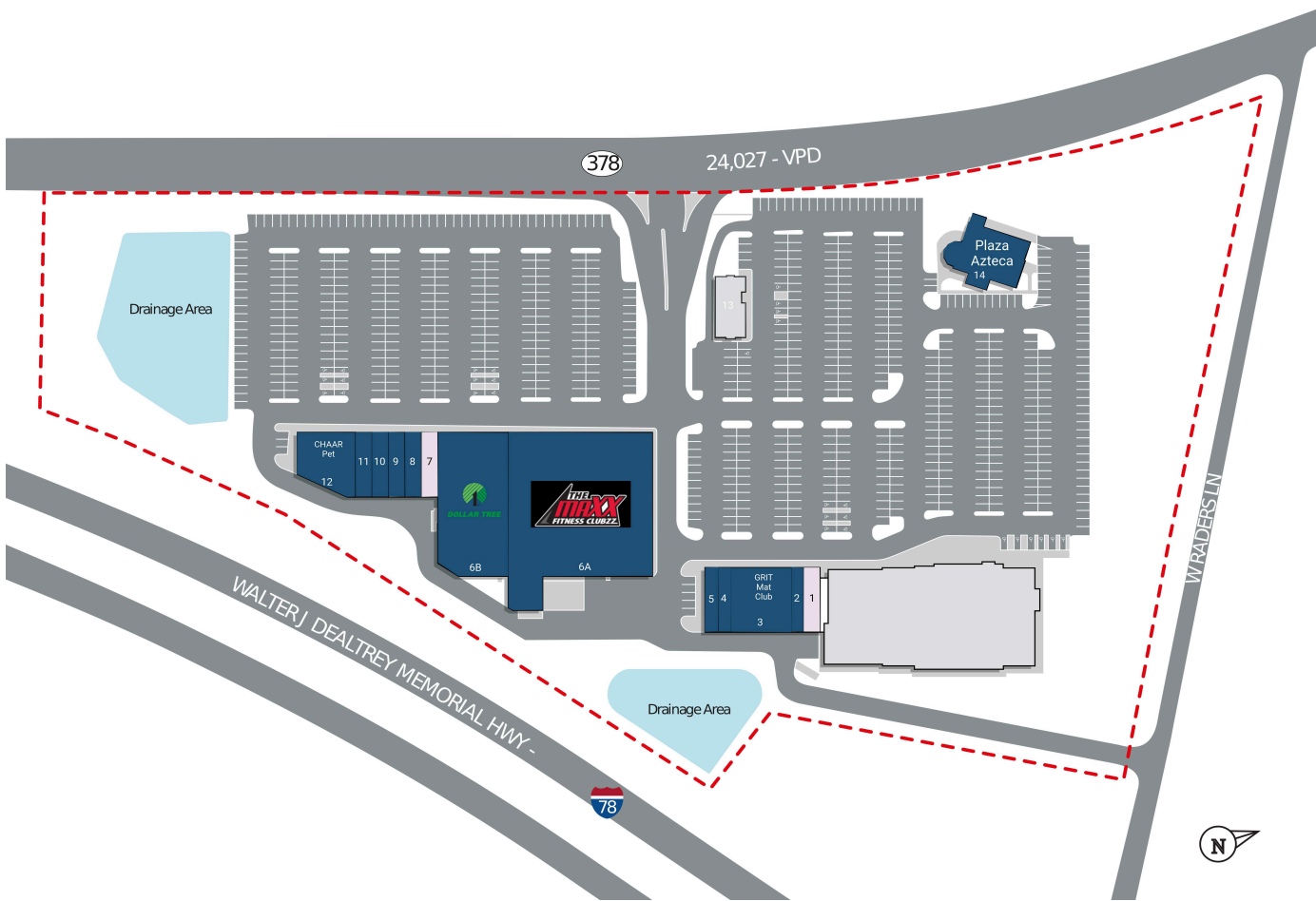
PROPERTY WEBSITE

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

fnrpusa.com

SAUCON VALLEY SQUARE

3691 Route 378, Bethlehem, PA 18015



SUITE	TENANT NAME	SF
1	Casa Mia Pizzeria	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	Barber Guru Hair Studio	1,141
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)



PROPERTY WEBSITE

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

fnrpusa.com

SAUCON VALLEY SQUARE

3691 Route 378, Bethlehem, PA 18015

F FIRST NATIONAL
REALTY PARTNERS



Disclaimer: All product and company names are trademarks™ or registered ® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNR. The information contained herein is for general informational purposes only. FNR makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNR does not warrant, endorse, or assume liability for.

fnrpusa.com