

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

PAD SITE FOR GROUND LEASE OR BUILD-TO-SUIT

3365 High Point Blvd.

Bethlehem, Northampton County, PA 18017

EQUITY RETAIL BROKERS

SITE PLAN



PROPERTY FEATURES & DETAILS

- Pad site available – join Holiday Inn Express and PJ Whelihan's
- Ideal for food (no drive-thru) or medical / urgent care
- 28,000± vehicles per day on Schoenersville Road
- Half mile north of the Lehigh Valley Thruway / Route 22 (81,000± vehicles per day)



CONTACT

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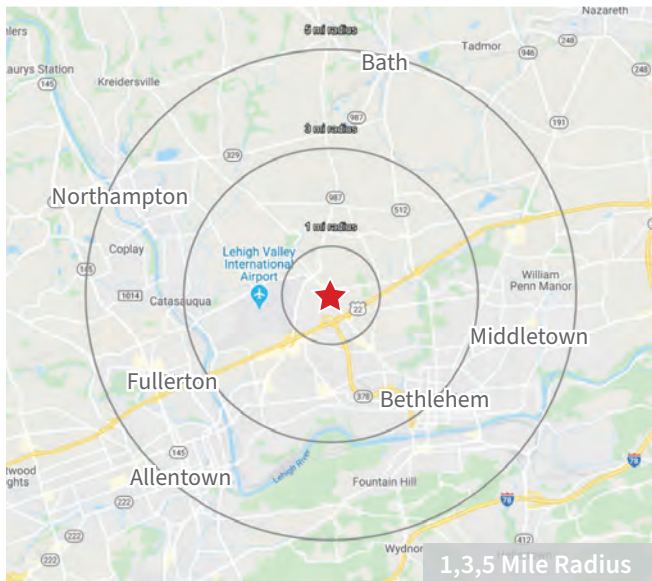
Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com

The right space. The right move.

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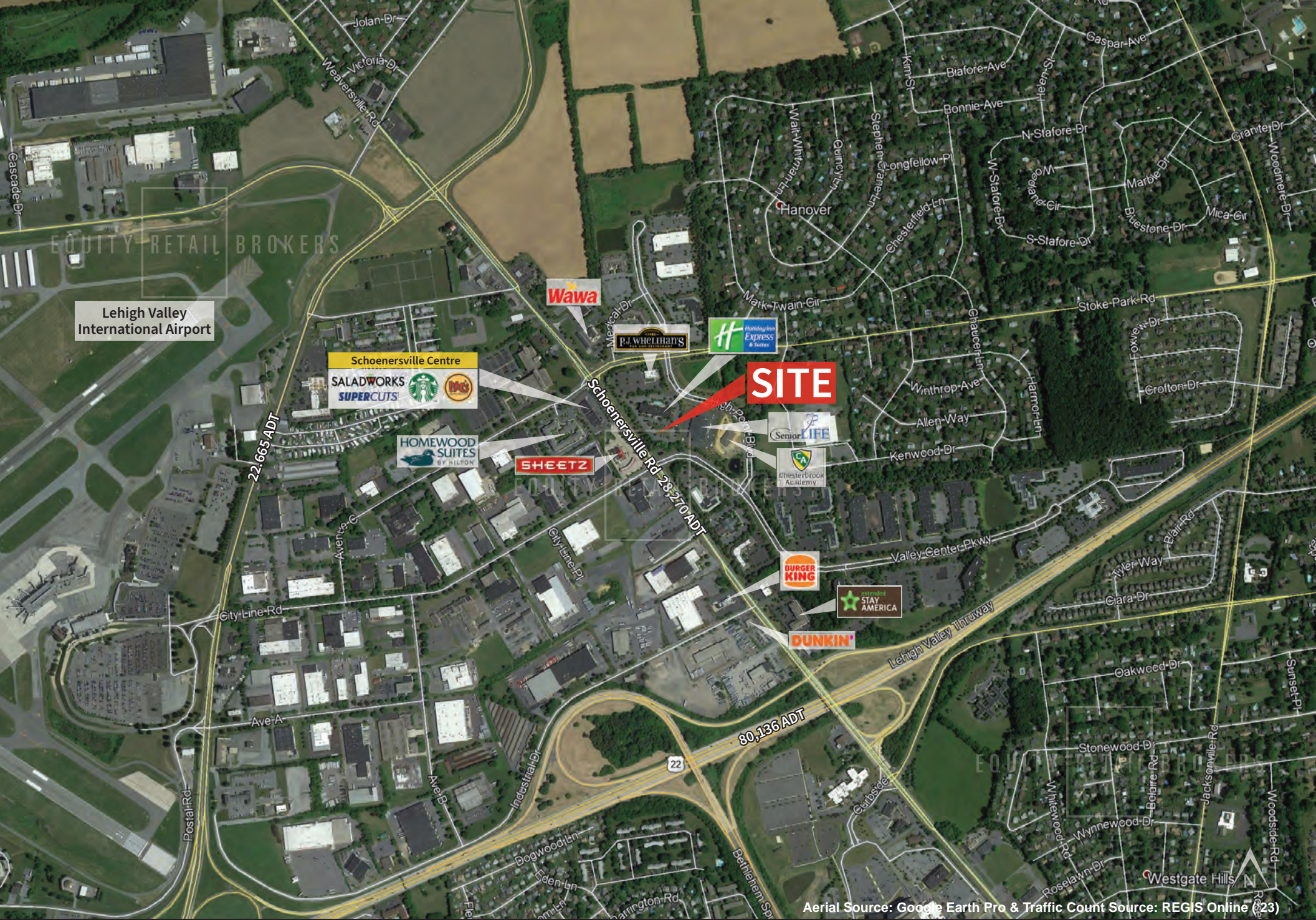


Demographics	1 Mile	3 Miles	5 Miles
Population	6,075	61,223	229,890
Average HHI	\$108,475	\$102,348	\$94,210
Adj Daytime Demos (16yrs+)	10,467	70,526	184,805

Demographic Data Source: Applied Geographic Solutions, 2023 (REGIS)



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Lehigh Valley International Airport

Schoenersville Centre
SALADWORKS
STARBUCKS
MCDONALD'S
SUPERCUTS

HOMWOOD SUITES
BY HILTON

SHEETZ

Wawa

R.J. WHELHAN'S

Holiday Inn Express
& Suites

SITE

Senior LIFE

Cherbrook Academy

BURGER KING

STAY AMERICA

DUNKIN'

Aerial Source: Google Earth Pro & Traffic Count Source: REGIS Online (823)

Compliments of:

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Aerial Source: Google Earth Pro

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Schoenersville Centre
 SALADWORKS STARBUCKS MCDONALD'S SHEETZ

Lehigh Valley International Airport

SITE

Airport Center
 target ROSS DRESS FOR LESS Christmas Tree Shops sam's club OLD NAVY ULTA FAMOUS footwear DSW five BEL'W GOLF GALAXY

Lehigh Valley Hospital

Shoppers Village
 CVS pharmacy Party City BANK OF AMERICA

Westgate Mall
 weis RITE AID SUBWAY SKY ZONE

Valley Plaza
 OLLIE'S PERSONAL OUTLET UPS ALDI PLATOS SHERWIN WILLIAMS

Firehouse Subs verizon CHIPOTE STARBUCKS WELLS FARGO MOD

Red Robin Applebee's Friendly's

CVS pharmacy Wawa

OPPERHEAD GRILLE

Firestone BJ's Carmel's

Lehigh Shopping Center
 BIG LOTS GIANT KFC DOLLAR TREE RITE AID PET SMART GOLD'S GYM Marshalls HomeGoods

Minor League Team at Coca-Cola Park

Airport Plaza
 REDNER'S H&R BLOCK BB&T FAMILY DOLLAR FINE WINE & GOOD SPIRITS Arby's

TACO BELL

Wendy's

AUTO ZONE

Wawa MCDONALD'S WELLS FARGO

BURGER KING

LOWE'S Price Rite