

FREESTANDING BUILDING: ±2,414 SF

855 South Broadway, Wind Gap, Northampton County, PA 18091



 **PROPERTY FEATURES**

- Existing drive-thru
- Situated at a traffic light (full site ingress/egress)
- Approximately 120 feet of frontage on S. Broadway
- Convenient parking
- Built in 2007
- Prominent signage

 **LOCATION DETAILS**

- Centrally located in Wind Gap commercial corridor
- Property located at 2nd traffic light from PA Route 33 Exit
- Area tenants include CVS, Giant, Ocean State Job Lot, McDonald's, Ashley Furniture, Tractor Supply Company, and more
- Approximately 17,763 vehicles a day on S. Broadway
- Adjacent CVS ranked #2 out of 6 within a 10-mile radius*

*Source: Placer.ai from April 1, 2021 - March 31, 2022



CONTACT

KEITH SEYMOUR

kseymour@equityretailbrokers.com

DIRECT 484.417.2249

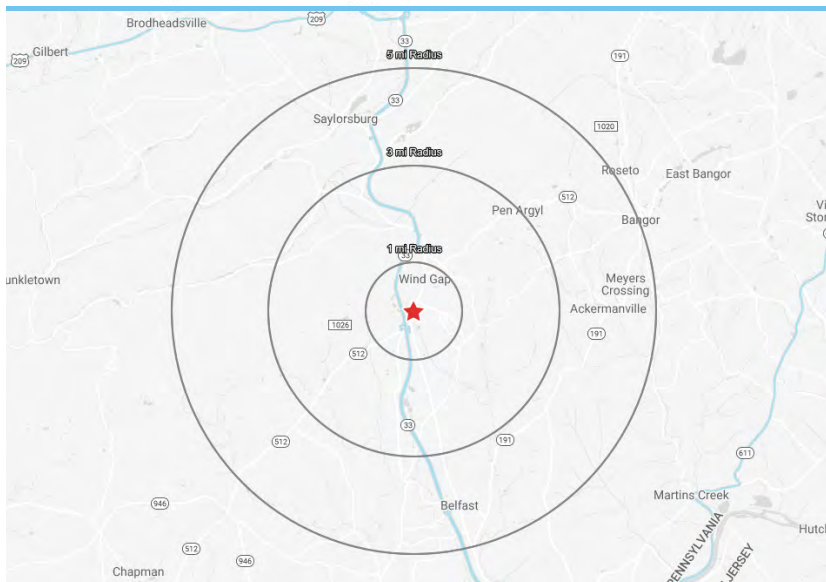
FREESTANDING BUILDING: ±2,414 SF

855 South Broadway, Wind Gap, Northampton County, PA 18091

EQUITY RETAIL BROKERS



Demographic Overview Map (1, 3, 5 mile radius)



| Demographics | | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------------------------|----------|-----------|-----------|
| | Population | 2,771 | 9,701 | 27,461 |
| | Average HHI | \$64,226 | \$101,776 | \$113,635 |
| | Adj Daytime Demos (16yrs+) | 2,483 | 6,633 | 15,612 |

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

The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. Keith Seymour is a licensed salespersons in PA, NJ & DE.

08/24

FREESTANDING BUILDING: ±2,414 SF

855 South Broadway, Wind Gap, Northampton County, PA 18091

EQUITY RETAIL BROKERS



MARKET AERIAL

855 S Broadway, Wind Gap | Northampton County, PA



Compliments of:

EQUITY RETAIL BROKERS

531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462
610.645.7700 ■ www.equityretailbrokers.com

08/24

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)