

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

FREESTANDING BUILDING: ±2,414 SF

FOR LEASE

855 South Broadway, Wind Gap, PA 18091

EQUITY RETAIL BROKERS



Operating Business, Do Not Disturb

PROPERTY FEATURES

- Existing Dunkin' Donuts
- 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

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

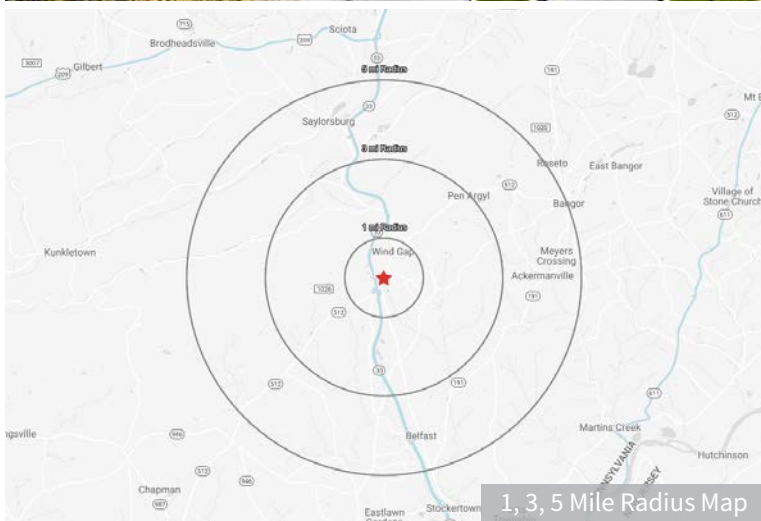
DIRECT 484.417.2249

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.

FREESTANDING BUILDING: ±2,414 SF
FOR LEASE
 855 South Broadway, Wind Gap, PA 18091

EQUITY RETAIL BROKERS



1, 3, 5 Mile Radius Map

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 (16 yrs+)	2,483	6,633	15,612

Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)



05/22

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 salesperson in PA & NJ.

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

FREESTANDING BUILDING: ±2,414 SF
FOR LEASE
855 South Broadway, Wind Gap, PA 18091

EQUITY RETAIL BROKERS



EQUITY RETAIL BROKERS



Wind Gap Middle School

SITE

EQUITY RETAIL BROKERS



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('21), Placer.ai ('21)

Compliments of:

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

05/22

